

Situs : 162 WINTER ST

Parcel ID: 181-311

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FONTES JOSE
MARIA F FONTES
162 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	16
Vol / Pg	47476/91
District	
Zoning	R1C
Class	Residential

Property Notes



181-311 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	8,510			90,430

Total Acres: .1954
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,400	90,400	0	79,600
Building	247,100	296,500	0	206,200
Total	337,500	386,900	0	285,800

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/19/16	270,000	Land + Bldg	Valid Sale	47476/91	Quit Claim	FONTES JOSE
03/21/13		Land + Bldg	Transfer Of Convenience	42825/342		
07/14/06	290,000	Land + Bldg	Valid Sale	33030/325		
11/01/82	43,900	Land + Bldg				
06/01/82	18,000	Land + Bldg	Changed After Asmt Date/B4 Sale			

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Dwelling Information

Style	Colonial Ne	Year Built	1891
Story height	1.5	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

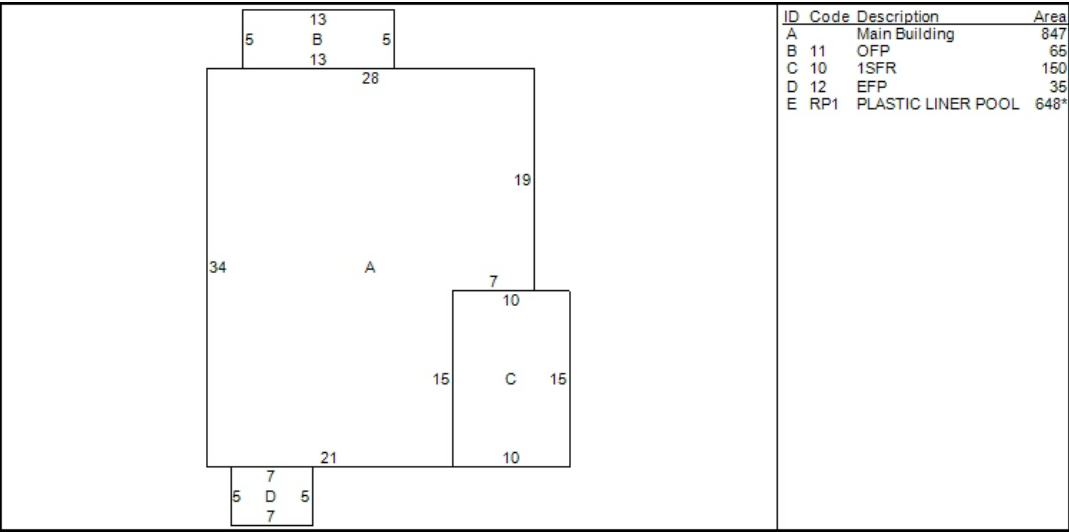
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	314,629	% Good	82
Plumbing	6,525	% Good Override	
Basement	19,682	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	340,840	Additions	10,900
Ground Floor Area	847		
Total Living Area	1,421	Dwelling Value	290,390

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	648	648	1	1988	C	A	6,150

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			1,390
2		10			8,530
3		12			980