

**Situs : 174 WINTER ST**

**Parcel ID: 181-312**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

BAEZ MIGUEL A  
174 WINTER ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 17  
Vol / Pg 50138/246  
District  
Zoning R1C  
Class Residential

**Property Notes**



181-312 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,442		90,340

Total Acres: .1938  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	79,600
Building	227,300	265,400	0	224,400
Total	317,600	355,700	0	304,000

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	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
05/18/16	64661	10,195	DECK	100
04/10/12	56314	6,591	BLDG Rplc Kit Countr	0
08/18/05	44736	17,000	BLDG See Notes	0
10/08/98	29726	350	BLDG Inst Wd Stove	100

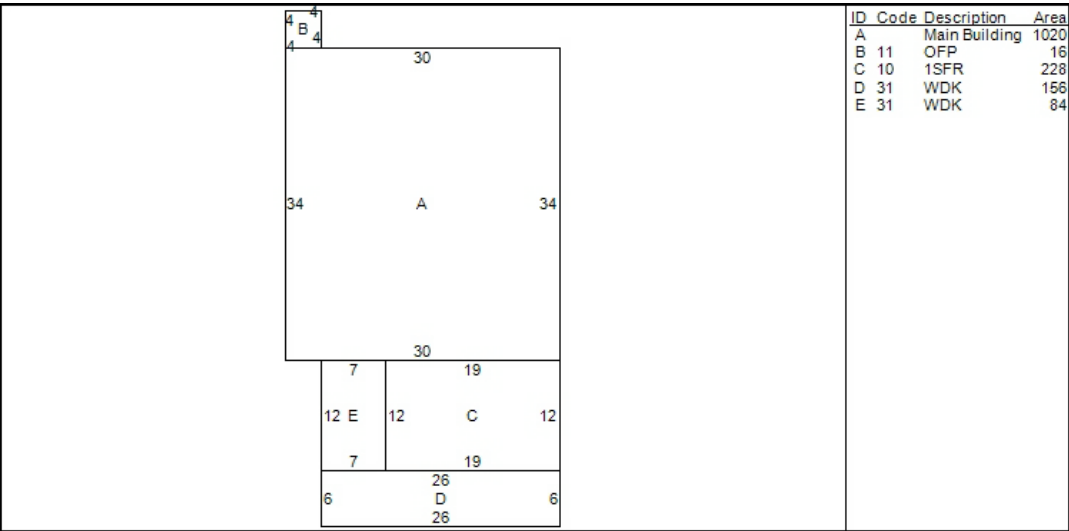
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/07/18	330,000	Land + Bldg	Valid Sale	50138/246	Quit Claim	BAEZ MIGUEL A
05/03/18	1	Land + Bldg	Transfer Of Convenience	49760/217	Quit Claim	HERNANDEZ MICHELLE C
09/18/06	290,000	Land + Bldg	Valid Sale	33367/145		PHILLIP CARLTON
07/27/05	175,000	Land + Bldg	Outlier-Written Desc Needed	31003/341		
04/15/04	125,000	Land + Bldg	Family Sale	27964/255		

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Dwelling Information			
<b>Style</b>	Cape	<b>Year Built</b>	1935
<b>Story height</b>	1	<b>Eff Year Built</b>	2000
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	400	<b>Rec Rm Type</b>	Custom
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>	1	<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	Modern
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	219,024	<b>% Good</b>	85
<b>Plumbing</b>	9,062	<b>% Good Override</b>	
<b>Basement</b>	20,553	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	35,400	<b>% Complete</b>	
<b>Other Features</b>	9,872	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	293,910	<b>Additions</b>	15,560
<b>Ground Floor Area</b>	1,020		
<b>Total Living Area</b>	1,656	<b>Dwelling Value</b>	265,380

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			340	
2		10			12,070	
4		31			2,040	
5		31			1,110	