

Situs : 176 WINTER ST	Parcel ID: 181-314	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SUPREME MARY PAULINE SUPREME 176 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 18 Vol / Pg 48816/322 District Zoning R1C Class Residential
Property Notes	



181-314 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,440		90,340
Total Acres: .1938 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	79,600
Building	248,600	298,900	0	229,800
Total	338,900	389,200	0	309,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/29/16	66094	25,000	FLOORS	New Roof, Window , Ext Paint
07/31/14	B60466	7,600	BLDG	Redo Deck 100
12/27/12	B57634	8,000	BLDG	Repair Porch 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/18/17	319,900	Land + Bldg	Valid Sale	48816/322	Quit Claim	SUPREME MARY
12/23/16	150,000	Land + Bldg	Private Sale No Put On Market	47925/175	Quit Claim	TOBON FRANCISCO A
04/27/98		Land + Bldg	Family Sale	16129/113		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	1980
Attic	None	Year Remodeled	2017
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	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

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

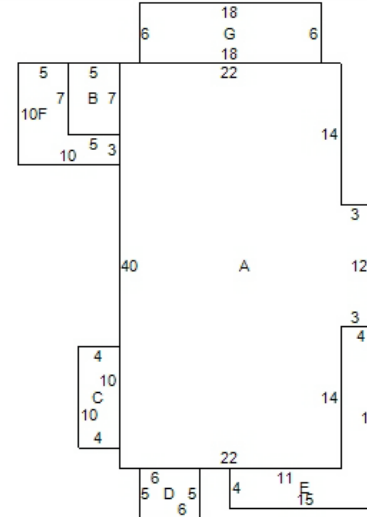
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	330,461	% Good	80
Plumbing	6,525	% Good Override	
Basement	20,673	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	357,660	Additions	12,720
Ground Floor Area	916		
Total Living Area	1,713	Dwelling Value	298,850

Building Notes

ID	Code	Description	Area
A		Main Building	916
B	12	EFB	35
C	15/15	FBAY/FBAY	40
D	15	FBAY	30
E	11	OFP	116
F	31	WDK	65
G	31	WDK	108



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	Line #	Low	1st	2nd	3rd	Value
1		12			960	5		31			880
2		15	15		4,800	6		31			1,440
3		15			2,160						
4		11			2,480						