


Situs : 180 WINTER ST	Parcel ID: 181-315	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TARR JULIE M 180 WINTER ST BROCKTON MA 02302	Living Units 2 Neighborhood 185 Alternate ID 19 Vol / Pg 49449/219 District Zoning R1C Class Residential
Property Notes	



181-315 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,800		90,820
<div>Total Acres: .202</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,800	90,800	0	79,900
Building	356,700	386,600	0	297,800
Total	447,500	477,400	0	377,700
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
01/02/07	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/07/12	56930	500	BLDG Handicap Ramp	0
10/18/06	47492	4,000	BLDG Roof, Prch 1st,	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/18	230,000	Land + Bldg	Private Sale No Put On Market	49449/219	Quit Claim	TARR JULIE M
09/10/13		Land + Bldg	Transfer Of Convenience	43587/61		HODGDON GORDON R

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	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	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

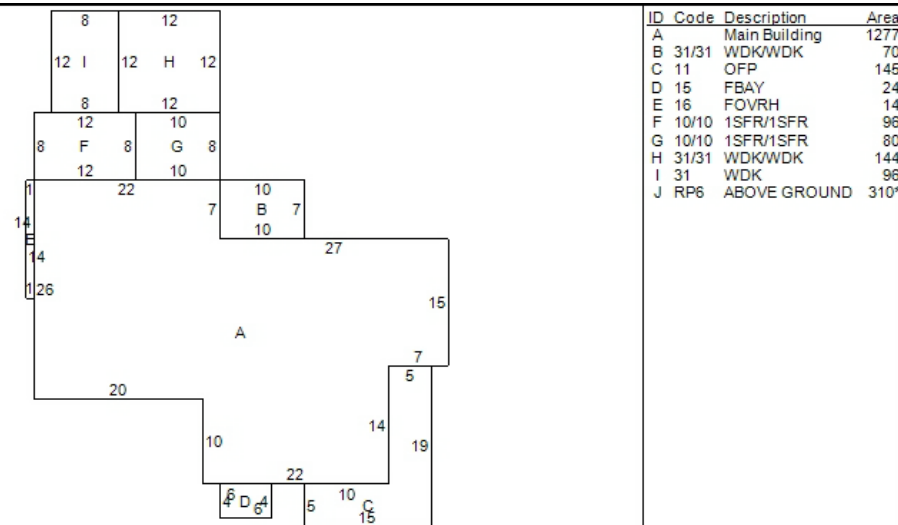
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	414,904	% Good	62
Plumbing	9,787	% Good Override	
Basement	25,955	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	450,650	Additions	79,230
Ground Floor Area	1,277		
Total Living Area	2,306	Dwelling Value	386,580

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	310	310	1	1987	C	A	

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		31	31		2,790	5		10	10		28,640
2		11			3,970	6		10	10		25,540
3		15			6,700	7		31	31		4,770
4		16			5,080	8		31			1,740