

Situs : 210 WINTHROP ST

Parcel ID: 061-039

Class : Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BUCHA GREGORY
104 HOLLIS ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2
Neighborhood 120
Alternate ID 37
Vol / Pg 38337/290
District
Zoning R3
Class Residential

Property Notes



061-039 03/24/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	200			150

Total Acres: .1653
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	281,100	244,300	0	231,600
Total	359,700	322,900	0	305,200

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
08/20/20	AW	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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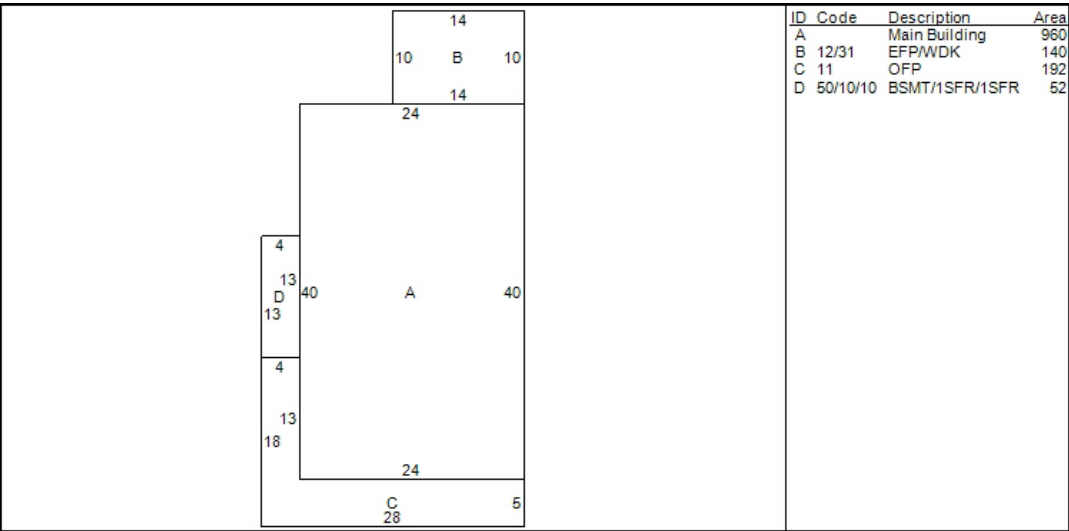
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/18/10		Land + Bldg	Transfer Of Convenience	38337/290		
06/03/03		Land + Bldg	Transfer Of Convenience	25336/103		
02/28/02	160,000	Land + Bldg	Valid Sale	21631/12		

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	10	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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	375,119	% Good	45
Plumbing	9,787	% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	36,745	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	442,980	Additions	24,990
Ground Floor Area	960		
Total Living Area	2,408	Dwelling Value	244,270

Building Notes	



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

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		12	31		5,900	
2		11			3,560	
3	50	10	10		15,530	