

Situs : 216 WINTHROP ST

Parcel ID: 061-040

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

OLIVEIRA MARGARIDA M
JOAQUIM OLIVEIRA
216 WINTHROP ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 38
Vol / Pg 38015/87
District
Zoning R3
Class Residential

Property Notes



061-040 03/24/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------|------|-------------------|-------------|--------|
| Primary | SF | 6,000 | | 76,950 |

Total Acres: .1377
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|---------|--------|---------|
| Land | 77,000 | 77,000 | 0 | 72,500 |
| Building | 211,500 | 211,200 | 0 | 190,200 |
| Total | 288,500 | 288,200 | 0 | 262,700 |

Manual Override Reason

Value Flag MARKET APPROACH
Gross Building:
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|---------------------------|--------|
| 08/20/20 | AW | Field Review | Other |
| 06/26/19 | CP | Field Review | Other |
| 05/18/09 | LK | Info At Door | Tenant |
| 02/07/05 | BM | Estimated For Misc Reason | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|------------|--------|----------------------|------------|
| 11/12/18 | BPA-18-466 | 23,859 | EXTERIOR | 100 |
| 03/13/08 | 49879 | 3,400 | BLDG 2 Car Gar/ 1 Ca | 0 |
| 10/01/07 | 49324 | 40,000 | BLDG Side, Kitchen, | 0 |
| 03/16/04 | 41382 | 4,860 | BLDG 12 Winds, 2 Drs | 100 |
| 06/22/00 | 32974 | 899 | BLDG Rp Old W/New P | 100 |

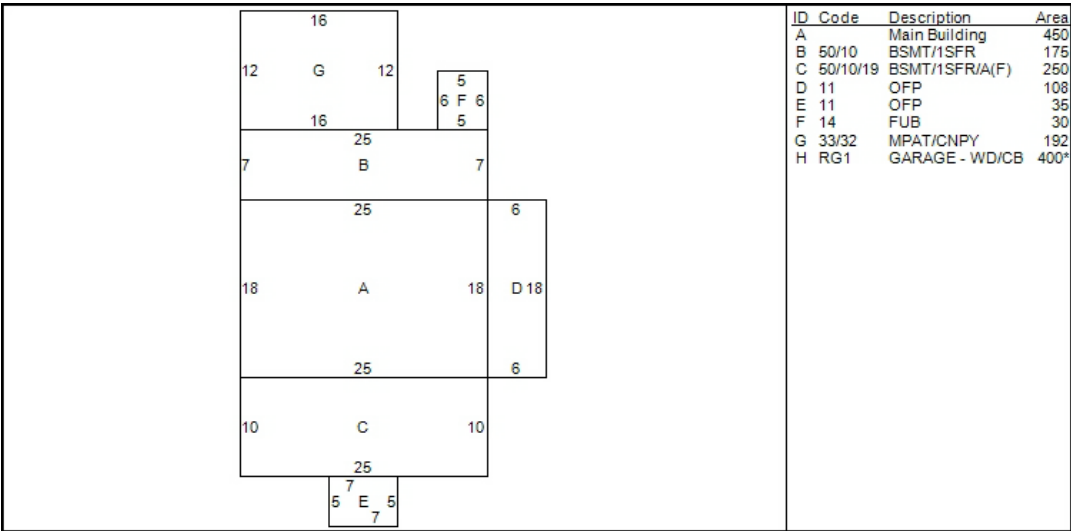
Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------|----------------|-----------|---------|
| 12/10/09 | 155,000 | Land + Bldg | Valid Sale | 38015/87 | | |
| 09/17/07 | 153,000 | Land + Bldg | Sale After Foreclosure | 35086/14 | | |
| 11/14/06 | 239,850 | Land + Bldg | Repossession | 33670/238 | | |
| 04/23/01 | | Land + Bldg | Transfer Of Convenience | 19706/332 | | |
| 04/23/01 | | Land + Bldg | Transfer Of Convenience | 19706/320 | | |
| 11/01/94 | 71,500 | Land + Bldg | Valid Sale | | | |

| | | | | |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|
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|-------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|----------|-----------------|---------|
| Style | Bungalow | Year Built | 1930 |
| Story height | 2 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Blue | | |
| 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 | 3 | Full Baths | 2 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| 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 | 243,827 | % Good | 65 |
| Plumbing | 9,787 | % Good Override | |
| Basement | 13,867 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 267,480 | Additions | 29,400 |
| Ground Floor Area | 450 | | |
| Total Living Area | 1,450 | Dwelling Value | 203,260 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage | 1 x | 400 | 400 | 1 | 1930 | C | G | 7,930 |

| 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 | 50 | 10 | | | 9,040 | 5 | | 14 | | | 330 | |
| 2 | 50 | 10 | 19 | | 14,820 | 6 | 33 | 32 | | | 2,800 | |
| 3 | | 11 | | | 1,820 | | | | | | | |
| 4 | | 11 | | | 590 | | | | | | | |