


Situs : 224 WINTHROP ST	Parcel ID: 061-042	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO NELSON N ODY J GONCALVES 226 WINTHROP ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 40 Vol / Pg 35754/255 District Zoning R3 Class Residential
Property Notes	



061-042 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,120		77,120
<div> <div>Total Acres: .1405</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,600
Building	413,600	425,800	0	313,700
Total	490,700	502,900	0	386,300
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
04/20/18	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/07/17	B67087	2,000	BASEMENT	Remove All Sheetrock	100
05/01/08	50090	4,100	BLDG	Roof, Porch, Bk	0
07/22/05	44565	12,000	BLDG	R & R 3 Prches	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/21/08	250,000	Land + Bldg	Valid Sale	35754/255		
12/06/07		Land + Bldg	Transfer Of Convenience	35374/217		
11/14/07	259,444	Land + Bldg	Repossession	35295/157		
11/30/00	192,000	Land + Bldg	Valid Sale	19120/180		

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Dwelling Information

Style	3 Fam Flat	Year Built	1905
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Yellow	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	Steam	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

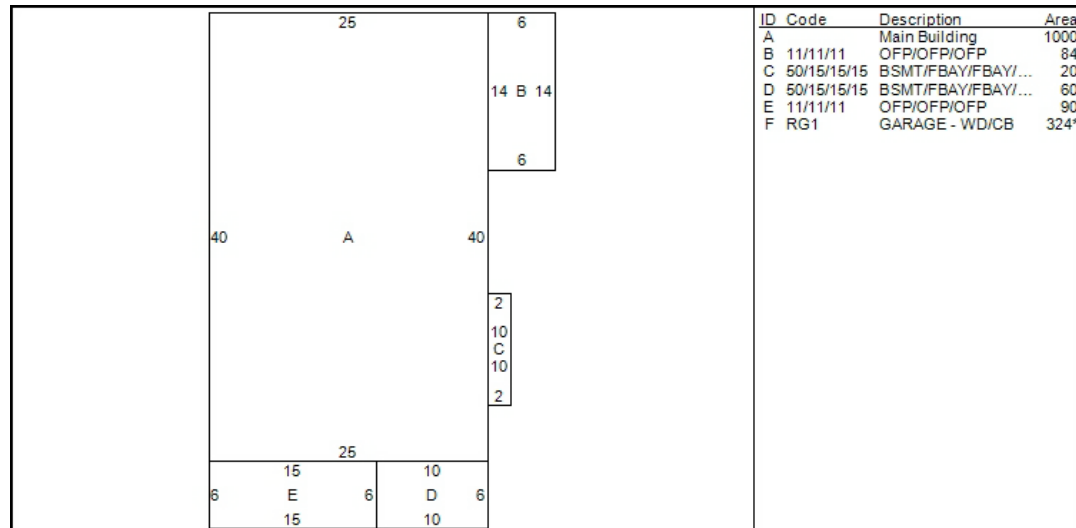
Grade & Depreciation

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

Dwelling Computations

Base Price	486,603	% Good	62
Plumbing	18,124	% Good Override	
Basement	20,294	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	525,020	Additions	61,490
Ground Floor Area	1,000		
Total Living Area	3,240	Dwelling Value	419,550

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	324	324	1	1925	C	A	6,230

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		11	11	11	6,570
2	50	15	15	15	16,860
3	50	15	15	15	31,120
4		11	11	11	6,940