

Situs : 183 WINTHROP ST

Parcel ID: 061-061

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

MARSHALL J UEN K
183 WINTHROP ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	51-1
Vol / Pg	45862/83
District	
Zoning	R3
Class	Residential

Property Notes

07/2015 SHORT SALE W/APPROVAL



061-061 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	193		140

Total Acres: .1651
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
10/25/06	BM	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	165,400	179,000	0	165,800
Total	243,900	257,500	0	239,400

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/26/06	46284	8,000	BLDG Stairs, Landing	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/30/15	185,000	Land + Bldg	Outlier-Written Desc Needed	45862/83		MARSHALL JUEN K
02/03/12	1	Land + Bldg	Transfer Of Convenience	40937/149		
05/01/85	69,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Cape	Year Built	1952
Story height	1	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		

Basement			
Basement	Full	# Car Bsm't Gar	FBLA Type
FBLA Size	x	Rec Rm Size	
Rec Rm Size	x		

Heating & Cooling		Fireplaces
Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

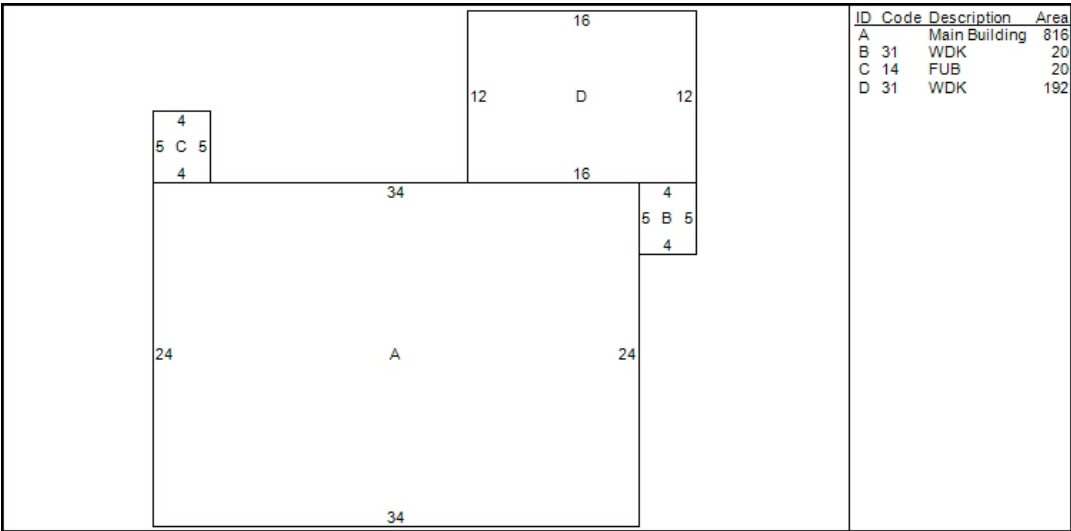
Adjustments			
Int vs Ext	Same	Unfinished Area	Unheated Area
Cathedral Ceiling	x		

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

Dwelling Computations			
Base Price	204,880	% Good	72
Plumbing		% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	20,697	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	244,800	Additions	2,740

Ground Floor Area	816	Dwelling Value	179,000
Total Living Area	1,061		

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		31			220	
2		14			220	
3		31			2,300	