

Situs : 177 WINTHROP ST	Parcel ID: 061-062	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
SUNDSTROM DIANE T 177 WINTHROP ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 51 Vol / Pg 26875/184 District Zoning R3 Class Residential

Property Notes



Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	193		140
Total Acres: .1651				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	297,700	312,600	0	268,500
Total	376,200	391,100	0	342,100
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
08/21/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/15/03	B39534	13,000	BLDG Win, Roof, Vr	100
07/16/99	31071	2,500	BLDG Rubber Roof On	100

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Deed Reference
10/24/03	352,000	Land + Bldg	Valid Sale	26875/184
11/18/92		Land + Bldg		11430/00022

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**Dwelling Information**

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1860
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	5	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	11		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

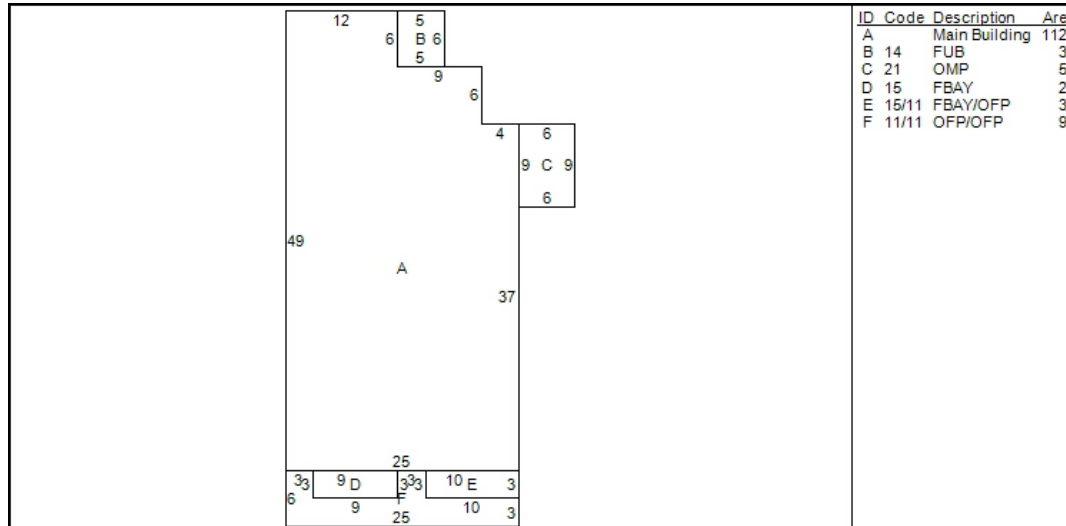
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	385,787	<b>% Good</b>	62
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	21,940	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	425,850	<b>Additions</b>	22,200
<b>Ground Floor Area</b>	1,123		
<b>Total Living Area</b>	2,303	<b>Dwelling Value</b>	312,630

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		14			370	6		11	11		4,900
2		21			2,420						
3		15			6,570						
4		15	11		7,940						