

Spot:

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

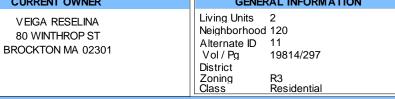
Situs: 80 WINTHROP ST Parcel ID: 063-047 **CURRENT OWNER**

GENERAL INFORMATION

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020



Property Notes



063-047 03/24/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	937			680
Total Acres: .	1822				

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	315,900	312,300	0	274,000
Total	395,000	391,400	0	348,000

Manual Override Reason

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

		Entrance l	nformation
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
05/03/17	HP	Field Review	Other
10/18/07	BM	Entry & Sign	Other

			Permit Inform	nation		
Date Issued	Number	Price	Purpose			% Complete
10/27/16	65790	1,000	OTHER	Demolish Basement Walls, C	Ceiling	100

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				Sales/	Ownership l	History			
	Transfer Date 05/10/01	Price	Type Land + Bldg	Validity Family Sale		Deed Reference 19814/297	Deed Type	Grantee	



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Parcel Id: 063-047 **Dwelling Information** Style Two Family Year Built 1890 Story height 2 Eff Year Built Attic Full-Fin Year Remodeled Exterior Walls Asbestos **Amenities** Masonry Trim x Color Blue In-law Apt No Basement Basement Full # Car Bsmt 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 7 Full Baths 2 Family Rooms Half Baths Kitchens 2 **Extra Fixtures** Total Rooms 13 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** 377,798 Base Price % Good 62 9,787 **Plumbing** % Good Override 21,486 Basement **Functional** 0 Heating Economic 37,008 Attic % Complete C&D Factor 10 **Other Features** Adj Factor 1 446,080 Additions 7,750 Subtotal 972 **Ground Floor Area** 2,357 **Total Living Area** Dwelling Value 311,980 **Building Notes**

	22		ľ	A 3 50/10	Description Main Building BSMT/ISFR FRAME UTILITY SHED	Area 972 24 80*
12	А	42				
4						
	22	3 ⁸ B ₈ 3				

			Outbuilding Data			
Туре	Size 1	Size 2	Area Qty	Yr Blt G	rade Condition	Value
Frame Shed	8 x	10	80 1	1980	C A	290

Condominium / Mobile Home Information						
Complex Name Condo Model	C-					
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)					

					Addition Details	
Line #	Low	1st	2nd	3rd	Value	
1	50	10			7,750	