

Situs : 29 WINTHROP ST	Parcel ID: 089-041	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TAVARES IDALBERTO 29 WINTHROP ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 76 Vol / Pg 48885/197 District Zoning R3 Class Residential

Property Notes



089-041 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,013			74,070
Total Acres: .0921 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,100	74,100	0	70,400
Building	399,000	427,700	0	344,700
Total	473,100	501,800	0	415,100
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
08/17/20	GL	Field Review	Other
04/26/18	CP	Field Review	Other
04/11/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/07/05	43443	22,600	BLDG V Side, Trim	0
06/22/04	42107	0	BLDG Replc Shngls	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/17	451,000	Land + Bldg	Valid Sale	48885/197	Quit Claim	TAVARES IDALBERTO
11/18/08	170,700	Land + Bldg	Sale After Foreclosure	36540/93		
04/30/08	311,950	Land + Bldg	Repossession	35912/29		
08/12/03		Land + Bldg	Transfer Of Convenience	26144/311		
11/02/01	238,900	Land + Bldg	Valid Sale	20834/90		
10/09/01		Land + Bldg	Transfer Of Convenience	20678/65		
05/01/90	200,000	Land + Bldg	Valid Sale			
10/01/82	49,900	Land + Bldg				

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Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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

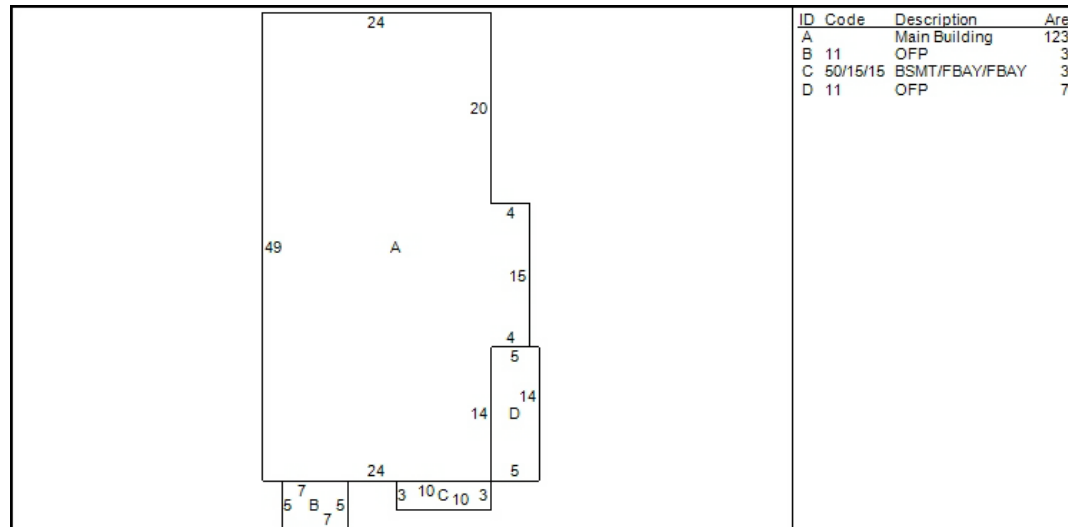
Grade & Depreciation

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

Dwelling Computations

Base Price	553,719	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,346	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	598,640	Additions	19,470
Ground Floor Area	1,236		
Total Living Area	3,459	Dwelling Value	427,740

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
1		11			1,490
2	50	15	15		15,620
3		11			2,360