

Situs : 27 WINTHROP ST	Parcel ID: 089-042	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FIDALGO VANESSA 27 WINTHROP ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 76-1 Vol / Pg 50058/131 District Zoning R3 Class Residential

Property Notes



089-042 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,182			77,210
Total Acres: .1419 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,200	77,200	0	72,600
Building	344,500	385,400	0	300,200
Total	421,700	462,600	0	372,800
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
06/28/18	CP	Field Review	Other
04/26/18	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/25/17	B67454	150,000	INT REMOD Add Half Bath, Overlay Roof Shing	100
06/03/10	53352	2,000	BLDG Kitchen Repair	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/18/18	410,000	Land + Bldg	Valid Sale	50058/131	Quit Claim	FIDALGO VANESSA
09/29/17	1	Land + Bldg	Transfer Of Convenience	48990/88	Quit Claim	YANGGUAN LLC
07/21/17	149,900	Land + Bldg	Repossession	48695/277	Quit Claim	YANG RUI LIANG
10/20/16	164,900	Land + Bldg	Repossession	47625/336	Foreclosure	NRZ REO VI CORP
07/27/05	299,000	Land + Bldg	Valid Sale	31012/215		
05/02/05	243,000	Land + Bldg	Sold Twice In Same Year	30447/290		
03/03/03	230,000	Land + Bldg	Valid Sale	24370/37		

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Dwelling Information

Style	Tw o Family	Year Built	1925
Story height	1.5	Eff Year Built	1990
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Hot Water	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	2
Kitchens		Extra Fixtures	
Total Rooms	11		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

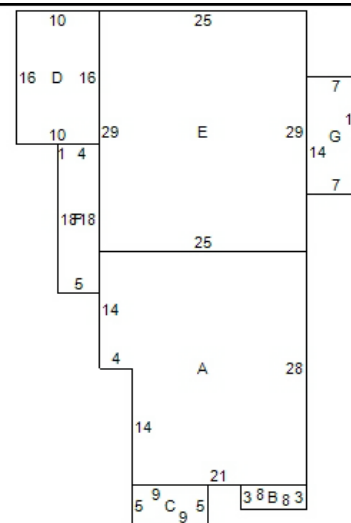
Grade & Depreciation

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

Dwelling Computations

Base Price	267,130	% Good	82
Plumbing	22,837	% Good Override	
Basement	16,711	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	306,680	Additions	108,730
Ground Floor Area	644		
Total Living Area	1,715	Dwelling Value	385,360

Building Notes



ID	Code	Description	Area
A		Main Building	644
B	50/15	BSMT/FBAY	24
C	11	OPF	45
D	12	EPF	160
E	10	1SFR	725
F	31	WDK	90
G	31	WDK	98

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	50	15			10,250	5		31			2,210
2		11			2,380	6		31			2,380
3		12			8,530						
4		10			82,980						