

089-043 03/24/2020

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	76,100	76,100	0	71,800
	Building	192,800	191,900	0	184,300
	Total	268,900	268,000	0	256,100
Manual Override Reason					
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/19/00	32066	3,500	BLDG	Tub Sur, Flr Re	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/14/13	123,000	Land + Bldg	Outlier-Written Desc Needed	42680/321		
11/15/12	93,000	Land + Bldg	Outlier-Written Desc Needed	42245/236		
12/23/05	255,000	Land + Bldg	Valid Sale	31962/152		
12/13/99	86,000	Land + Bldg	Sale After Foreclosure	18120/285		
10/19/99	75,711	Land + Bldg	Repossession	17963/265		

Situs : 23 WINTHROP ST	Parcel Id: 089-043	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	75	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	219,776	% Good	76
Plumbing		% Good Override	
Basement	20,623	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	11,233	C&D Factor	
		Adj Factor	1
Subtotal	251,630	Additions	680
Ground Floor Area	1,026		
Total Living Area	1,026	Dwelling Value	191,920

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		11			680	