

Printed: October 28, 2020

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/05/01	158,500	Land + Bldg	Valid Sale	19340/166		
03/01/87	39,000	Land + Bldg	Changed After Asmt Date/B4 Sale			

Situs : 19 WINTHROP ST	Parcel Id: 089-044	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11		
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	318,405	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,108	Functional	
Heating	0	Economic	
Attic	19,494	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	150,160
Subtotal	365,790		
Ground Floor Area	740		
Total Living Area	2,879	Dwelling Value	399,630

Building Notes	

<p>46 G 84</p> <p>12</p> <p>18 F 18</p> <p>12</p> <p>22</p> <p>4</p> <p>19 D 19</p> <p>20 E 20</p> <p>22</p> <p>4</p> <p>27</p> <p>16 H 9</p> <p>30 A 5</p> <p>14</p> <p>19</p> <p>22</p> <p>39 B 93</p> <p>5 8 13</p>	<table><tr><th>ID Code</th><th>Description</th><th>Area</th></tr><tr><td>A</td><td>Main Building</td><td>740</td></tr><tr><td>B</td><td>50/15/15 BSMT/FBAY/FBAY</td><td>27</td></tr><tr><td>C</td><td>11/31 OFP/WDK</td><td>135</td></tr><tr><td>D</td><td>11/11 OFP/OFP</td><td>76</td></tr><tr><td>E</td><td>50/10/10 BSMT/1SFR/1SFR</td><td>440</td></tr><tr><td>F</td><td>10 1SFR</td><td>216</td></tr><tr><td>G</td><td>14 FUB</td><td>32</td></tr><tr><td>H</td><td>50/15 BSMT/FBAY</td><td>27</td></tr><tr><td>I</td><td>RS1 FRAME UTILITY SHED</td><td>146*</td></tr><tr><td>J</td><td>RG1 GARAGE - WD/CB</td><td>324*</td></tr></table>	ID Code	Description	Area	A	Main Building	740	B	50/15/15 BSMT/FBAY/FBAY	27	C	11/31 OFP/WDK	135	D	11/11 OFP/OFP	76	E	50/10/10 BSMT/1SFR/1SFR	440	F	10 1SFR	216	G	14 FUB	32	H	50/15 BSMT/FBAY	27	I	RS1 FRAME UTILITY SHED	146*	J	RG1 GARAGE - WD/CB	324*
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 146		146	1	1984	C	A	540
Det Garage	1 x 324		324	1	1994	C	G	9,810

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	15		14,760	5		10			25,540	
2		11	31		6,010	6		14			430	
3		11	11		4,590	7	50	15			8,250	
4	50	10	10		90,580							