

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 19 WINTHROP ST Parcel ID: 089-044

089-044 Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
RODRIGUES JOAO R

MARIA C RODRIGUES

19 WINTHROP ST 1ST FLOOR

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2 Neighborhood 90 Alternate ID 78

Vol / Pg 19340/166

District Zoning Class

R3

Residential

Property Notes



089-044 03/24/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	800			580

Total Acres: .1791

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	360,800	410,000	0	290,400
Total	439,800	489,000	0	364,300

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

			u.i.o.i.
Date	ID	Entry Code	Source
08/17/20	GL	Field Review	Other

			Permit Int	formation	
Date Issued	Number	Price	Purpose		% Complete
05/19/11	54883	3,800	BLDG	Strip/Reroof	0

Sales/Ownership History

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee02/05/01158,500Land + BldgValid Sale19340/166

03/01/87 39,000 Land + Bldg Changed After Asmt Date/B4 Sale

2021

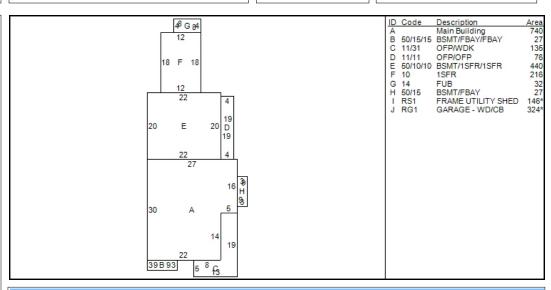
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Situs: 19 WINTHROP ST Parcel Id: 089-044 **Dwelling Information** Style Two Family Year Built 1925 Story height 2 Eff Year Built Attic Pt-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Blue In-law Apt No Basement Basement 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 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** 318,405 **Base Price** % Good 62 9,787 **Plumbing** % Good Override 18,108 Basement **Functional** 0 Heating Economic 19,494 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 365.790 Additions 150,160 Subtotal 740 **Ground Floor Area** 2,879 Dwelling Value 399,630 **Total Living Area**

Building Notes

Class: Two-Family Card: 1 of 1



Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	146	146	1	1984	С	Α	540
Det Garage	1 x	324	324	1	1994	С	G	9,810

Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level Unit Level Unit Parking Model (MH) 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						