

Situs : 15 WINTHROP ST		Parcel ID: 089-045		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
WHITE JEFFREY DENISE WHITE 15 WINTHROP ST BROCKTON MA 02301			Living Units 1 Neighborhood 90 Alternate ID 79 Vol / Pg 30809/233 District Zoning C2 Class Residential						
Property Notes									
<div> <div></div> <div>089-045 03/24/2020</div> </div>									

Land Information					
Type		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	779			570
Total Acres: .1786					
Spot:			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
Land		79,000	79,000	0	73,900
Building		275,800	305,800	0	230,200
Total		354,800	384,800	0	304,100
Manual Override Reason					
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020		
Gross Building:		Effective Date of Value	1/1/2020		

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	GL	Field Review	Other
01/04/17	HP	Field Review	Other
06/08/01	BM	Estimated For Misc Reason	Other
02/09/01	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
03/10/16	64205	35,000	ROOF/NEW		100
04/10/08	49977	14,040	BLDG	V Side, 3 Entry	0
08/16/00	33299	4,500	BLDG	Rep Window s	100
08/15/00	33292	6,990	BLDG	W Winds, C Soff	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/05		Land + Bldg	Transfer Of Convenience	30809/233		
01/03/03	247,000	Land + Bldg	Valid Sale	23858/223		
01/24/00	85,000	Land + Bldg	Change After Sale (Physical)	18224/314		
09/08/98	70,000	Land + Bldg	Valid Sale	16584/180		

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Dwelling Information

Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens	1	Extra Fixtures	1
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

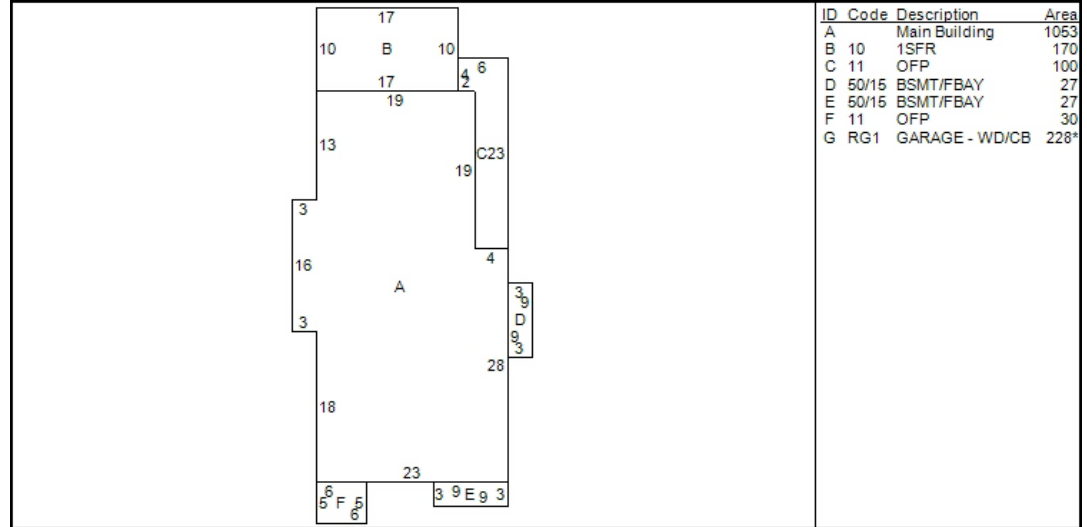
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	369,247	% Good	62
Plumbing	18,124	% Good Override	
Basement	20,999	Functional	
Heating	10,067	Economic	
Attic	36,170	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	463,990	Additions	12,900
Ground Floor Area	1,053		
Total Living Area	2,751	Dwelling Value	300,570

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	228	228	1	1925	C	A	5,180

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		10			7,380	5		11			430
2		11			1,490						
3	50	15			1,800						
4	50	15			1,800						