

Situs : 14 WINTHROP ST

PARCEL ID: 089-046

Class: 111

Card: 1 of 1

Printed: November 13, 2020

## CURRENT OWNER

FERNANDES ROSALYN  
11 RAYMOND RD  
BROCKTON MA 02301  
43792/77 11/04/2013

## GENERAL INFORMATION

Living Units 4  
Neighborhood 4312  
Alternate ID 1A  
Vol / Pg 43792/77  
District  
Zoning R3  
Class COMMERCIAL



089-046 03/24/2020

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		92,000
Total Acres: .1733 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	92,000	92,000	92,000	108,200
Building	381,900	382,400	381,900	365,700
Total	473,900	474,400	473,900	473,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME APPROACH			
Gross Building:				

## Entrance Information

Date	ID	Entry Code	Source

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/12/13	B59282	8,000	BLDG 2 Gas Furnaces	100
11/18/13	B59194	95,838	BLDG See Notes	0

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/04/13	164,000	Land + Bldg	Sale After Foreclosure	43792/77		FERNANDES ROSALYN
11/29/12	218,183	Land + Bldg	Repossession	42313/153		
12/23/99	135,000	Land + Bldg	Valid Sale	18155/3		

Inspection Witnessed By \_\_\_\_\_

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**Building Information**

Year Built/Eff Year 1910 /  
 Building # 1  
 Structure Type Residential 4 Family  
 Identical Units 1  
 Total Units 4  
 Grade C+  
 # Covered Parking  
 # Uncovered Parking  
 DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open Upper		350	1			1

**Interior/Exterior Information**

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	2,001	209	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	2,001	209	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
3	02	02	100	2,001	209	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
4	03	03	100	1,301	136	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,001	Support Area		45	18,500
2	2,001	Apartment		50	160,260
3	2,001	Apartment		50	149,810
4	1,301	Apartment		50	96,320

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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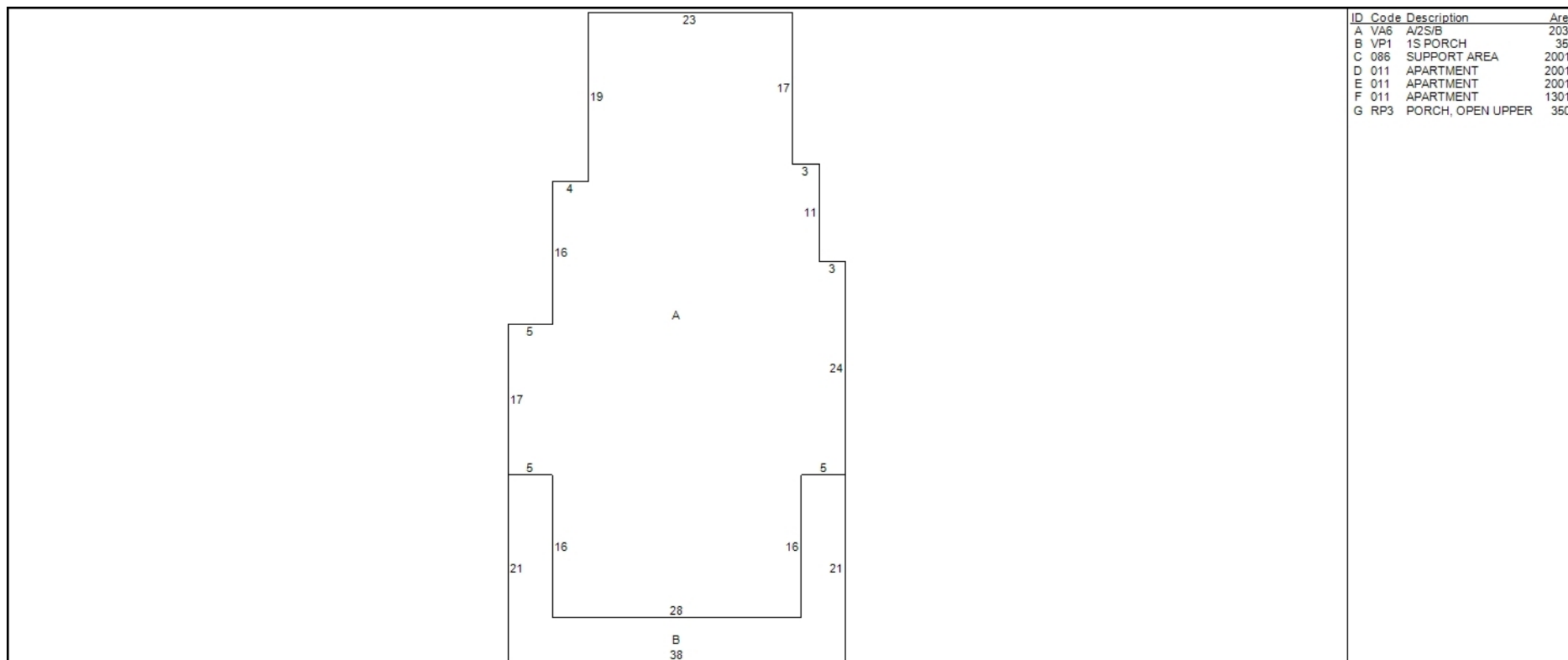
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**Additional Property Photos**



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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
01	A	002 Apartments/Per Unit	4	5,303		120	64,440	5		0	61,218	40			24,487	24,487	36,731

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	1	\0	1	12,300	12,300
2	011 Apartment	3	2	\0	3	13,800	41,400

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	7,304
Replace, Cost New Less Depr	424,890
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	90
Final Building Value	382,401
Value per SF	52.36

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	36,731
Capitalization Rate	0.077500
Sub total	473,948
Residual Land Value	
Final Income Value	473,948
Total Gross Rent Area	7,304
Total Gross Building Area	7,304