


Situs : 16 WINTHROP ST		Parcel ID: 089-047		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DEPINA HERMENEGILDO F MILENE B DEPINA 16 WINTHROP ST BROCKTON MA 02301			Living Units 1 Neighborhood 90 Alternate ID 1B Vol / Pg 46721/313 District Zoning R3 Class Residential						
Property Notes									
<div></div> <div>089-047 03/24/2020</div>									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
	SF	7,000		78,400					
	SF	416		300					
Total Acres: .1703 Spot:					Manual Override Reason				
Location:					Base Date of Value 1/1/2020				
					Effective Date of Value 1/1/2020				
					Value Flag MARKET APPROACH				
					Gross Building:				

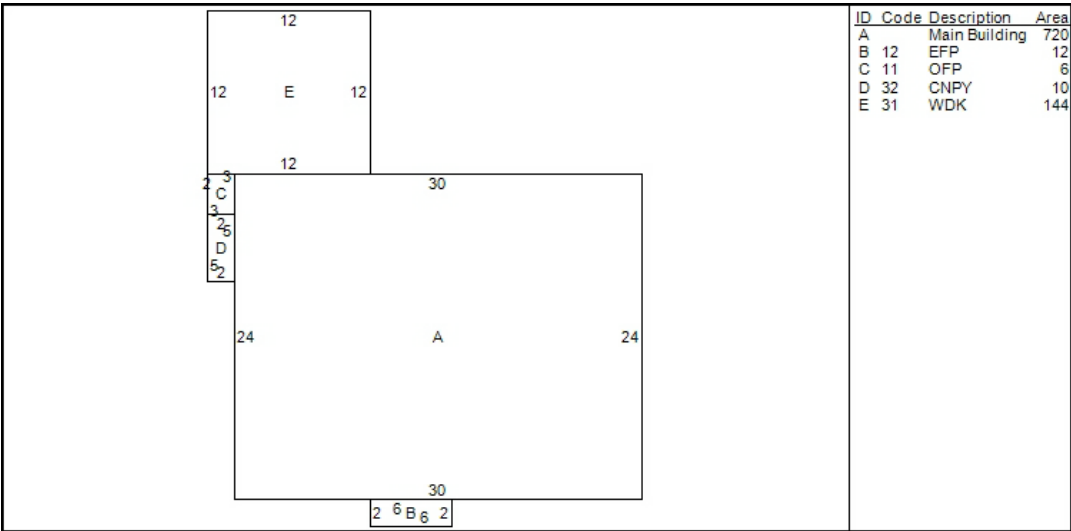
Entrance Information				Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
08/17/20	GL	Field Review	Other	02/08/08	49772	9,350	BLDG	12x12 Deck, Can	100
05/18/09	LK	Not At Home	Other	09/12/06	47223	2,801	BLDG	Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/24/16	136,052	Land + Bldg	Sale After Foreclosure	46721/313	Quit Claim	DEPINA HERMENEGILDO F
04/07/15	117,967	Land + Bldg	Repossession	45409/137		FEDERAL NATIONAL MORTGAGE

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	263,882	% Good	72
Plumbing	6,041	% Good Override	
Basement	16,508	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	295,810	Additions	2,010
Ground Floor Area	720		
Total Living Area	1,260	Dwelling Value	214,990

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		12			290	
2		11			70	
3		32			70	
4		31			1,580	