

Situs : 20 WINTHROP ST	Parcel ID: 089-048	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
MARTINS ANTONIO J MARIA H MARTINS 20 WINTHROP ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 1C Vol / Pg 31327/33 District Zoning R3 Class Residential

Property Notes



089-048 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	414			300
Total Acres: .1702 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	316,500	336,400	0	246,200
Total	395,200	415,100	0	319,900
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			
Date	ID	Entry Code	Source
08/17/20	GL	Field Review	Other
04/26/18	HP	Field Review	Other

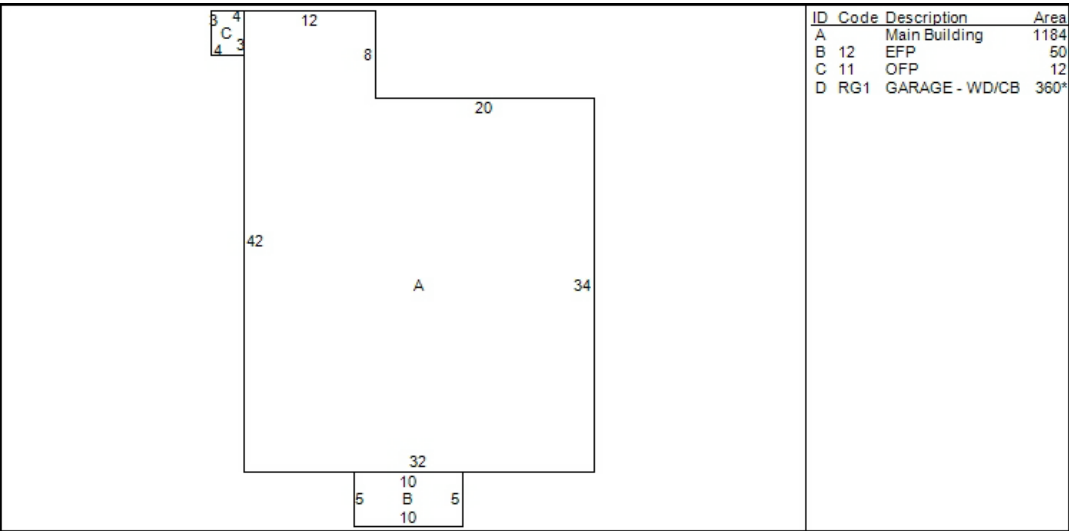
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/11/17	B68081	36,000	SOLARPANLS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/13/05		Land + Bldg	Transfer Of Convenience	31327/33		
06/01/87	148,000	Land + Bldg	Valid Sale			

Situs : 20 WINTHROP ST	Parcel Id: 089-048	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	432,280	% Good	62
Plumbing	9,787	% Good Override	
Basement	24,584	Functional	
Heating	0	Economic	
Attic	10,586	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	477,240	Additions	3,470
Ground Floor Area	1,184		
Total Living Area	2,368	Dwelling Value	328,950

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	G	7,440

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			2,730	
2		11			740	