

Situs : 24 WINTHROP ST

Parcel ID: 089-049

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FERNANDES FILIPE G
24 WINTHROP ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 1
Vol / Pg 21596/148
District
Zoning R3
Class Residential

Property Notes



089-049 03/24/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	958			700

Total Acres: .1827
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	365,800	418,800	0	284,600
Total	444,900	497,900	0	358,600

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
05/29/18	CP	Field Review	Other
10/21/14	JD	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/07/16	66004	1,000	SOLARPANLS	100
01/01/15	2	0	BLDG Carryover	0
04/17/14	B59767	1,000	BLDG Finish Basement	0
03/30/12	56261	9,500	BLDG Vinyl Siding, So	0
05/18/09	51600	1,000	BLDG Demo Basement	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/25/02		Land + Bldg	Sale Of Portion/Other Comm	21596/148		
05/03/99	102,000	Land + Bldg	Valid Sale	17418/167		

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Dwelling Information

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

Basement

Basement FBLA Size Rec Rm Size	Full x 200	# Car Bsm't Gar FBLA Type Rec Rm Type	Typical
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Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	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

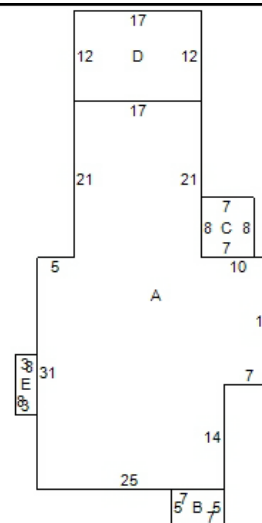
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	449,695	% Good	62
Plumbing	9,787	% Good Override	
Basement	25,575	Functional	
Heating	0	Economic	
Attic	44,051	% Complete	
Other Features	15,464	C&D Factor	10
		Adj Factor	1
Subtotal	544,570	Additions	46,310
Ground Floor Area	1,251		
Total Living Area	3,286	Dwelling Value	417,710

Building Notes



ID	Code	Description	Area
A		Main Building	1251
B	11	OFP	36
C	50/10	BSMT/1SFR	56
D	10	1SFR	204
E	50/15	BSMT/FBAY	24
F	RS1	FRAME UTILITY SHED	100*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 10		100	1	2010	C	A	1,110

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		11			1,490
2	50	10			12,520
3		10			24,550
4	50	15			7,750