

For additional information call Mike Ballow @ (508)269-5972.



**MLS # 73452684 - New  
Multi Family - 5-9 Family**

**98 Winthrop St  
Taunton, MA 02780  
Bristol County**

List Price: **\$750,000**

Color:

Total Floors: **3**

Total Rooms: **18**

Total Units: **5**

Total Bedrooms: **9**

Total Rent: **\$6,853**

Total Bathrooms: **5f 0h**

Grade School: **Mulcahey**

Total Fireplaces: **0**

Middle School: **Parker**

High School: **Taunton High**

Approx. Acres: **0.19 (8,276 SqFt)**

Approx. Street Frontage:

Directions: **Route 44 is Winthrop St.**

**Taunton 5 Family! Units range from one bedroom to three bedrooms each with one bath. Some units have a kitchen/living room combo while others have separate kitchens and living rooms. With frontage on Winthrop and Cohannet Streets, the property is just under 4000 square feet with plenty of off street parking plus a 2 bay garage for extra storage. All separate utilities (gas heat and hot water) except for one tenant with electric included. All month to month tenancies.**

**Property Information**

Approx. Living Area Total: **3,959 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **3,959 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **5**

Heat/Cool Zones:

Parking Spaces: **8 Off-Street, Paved  
Driveway**

Garage Spaces: **2**

Disclosures: **Property being sold "as is". No photos due to tenant privacy. Lot size comprised of 2 parcels. All information contained herein is deemed to be reliable but should be verified by Buyer and/or Buyer's Agent.**

**Annual Expenses For Fiscal Year Ending 12/24**

Heating:

Repair & Maintenance:

Management:

Gross Income: **\$82,236**

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses: **\$10,811**

Electricity: **\$649**

Sewer:

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$82,236**

Water: **\$3,441**

Insurance: **\$6,721**

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **3** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,300** Lease: **No**

Appliances: **Range, Refrigerator**

Rent Includes: **Water**

**Unit #2**

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **953** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Rent Includes: **Electric, Water**

**Unit #3**

Rooms: **3** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,200** Lease: **No**

Appliances: **Range, Refrigerator**

Rent Includes: **Water**

**Unit #4**

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,200** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Rent Includes: **Water**

**Unit #5**

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2,200** Lease: **No**

Rooms: **Living Room, Kitchen, Other (See Remarks)**

Appliances: **Range, Refrigerator**

Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Golf Course, Medical Facility, Laundromat, House of Worship**  
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement, Exterior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps**  
Energy Features: **Storm Windows, Insulated Doors, Varies per Unit**  
Exterior: **Aluminum**  
Exterior Features: **Porch, Gutters, Screens**  
Flooring: **Vinyl, Wall to Wall Carpet, Varies Per Unit**  
Foundation Size: **0**  
Foundation Description: **Fieldstone, Granite, Irregular**  
Hot Water: **Natural Gas, Tank**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features: **No**  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

Tax Information

Pin #:  
Assessed: **\$556,300**  
Tax: **\$7,137** Tax Year: **2025**  
Book: **11211** Page: **293**  
Cert:  
Zoning Code: **URBRES**  
Map: Block: Lot:

Office/Agent Information

Listing Office: **Ballow and Hutchinson Realty Group, Inc.**  **(508) 823-9400 Ext. 100**  
Listing Agent: **Michael Ballow**  **(508) 269-5972**  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**  
Showing: Facilitator:  
Special Showing Instructions: **Call listing agent**

Market Information

Listing Date: **11/7/2025** Listing Market Time: MLS# has been on for **0** day(s)  
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: **\$750,000** Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

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