

<b>Situs : 23 NEWTON ST</b>	<b>Parcel ID: 057-032</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO RAQUEL 497 LINWOOD ST ABINGTON MA 02351	Living Units 3 Neighborhood 120 Alternate ID 8 Vol / Pg 42895/195 District Zoning R3 Class Residential

Property Notes



057-032 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,518		76,250
Total Acres: .1267 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,300	76,300	0	71,900
Building	420,100	502,500	0	361,000
Total	496,400	578,800	0	432,900
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
08/20/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/04/13		Land + Bldg	Transfer Of Convenience	42895/195		
09/14/10		Land + Bldg	Transfer Of Convenience	38972/227		
05/01/08	140,000	Land + Bldg	Sale After Foreclosure	35921/137		
03/22/07	300,000	Land + Bldg	Repossession	34270/150		
03/15/05	420,000	Land + Bldg	Valid Sale	30155/228		
02/10/03	280,000	Land + Bldg	Valid Sale	24173/336		

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**Dwelling Information**

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1880
<b>Story height</b>	2.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	9	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	18		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

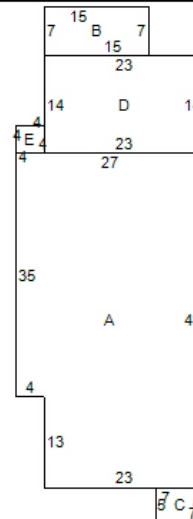
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	556,494	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	25,473	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
		<b>Additions</b>	92,200
<b>Subtotal</b>	601,540		
<b>Ground Floor Area</b>	1,244		
<b>Total Living Area</b>	3,859	<b>Dwelling Value</b>	502,450

**Building Notes**



ID Code	Description	Area
A	Main Building	1244
B 10/31	1SFR/WDK	105
C 11	OFF	35
D 50/10/10	BSMT/1SFR/1SFR	322
E 12	EFP	16

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		10	31		17,670
2		11			1,490
3	50	10	10		71,800
4		12			1,240