

Situs : 15 NEWTON ST	Parcel ID: 057-034	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
DEPINA DANIEL CARDOSO SANDRA DEPINA ETAL 1230 WARREN AVE BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 10 Vol / Pg 48516/139 District Zoning R3 Class Residential

Property Notes

VAC&ABAN



057-034 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	2,680		1,960
<div> <div>Total Acres: .2222</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,400	80,400	0	74,900
Building	273,200	300,300	0	221,100
Total	353,600	380,700	0	296,000
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
04/20/18	CP	Field Review	Other

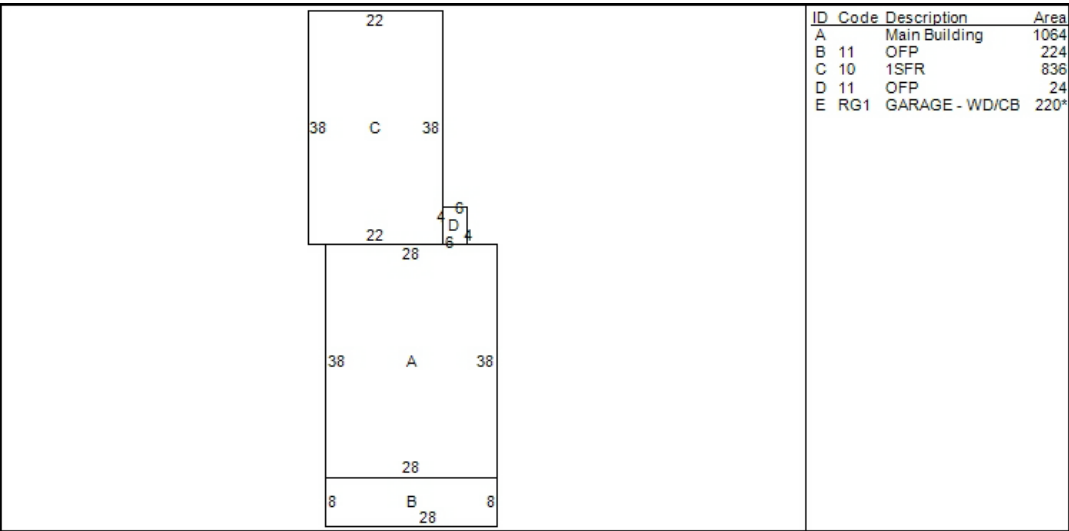
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/20/17	66982	9,000	SIDING	100
06/06/17	66908	24,000	WNDWS	100
09/02/05	44952	40,000	BLDG	22x38 Fam Rm & 0
04/01/03	B39146	5,000	BLDG	Roof, Winds, Si 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/07/17	232,000	Land + Bldg	Repossession	48516/139	Quit Claim	DEPINA DANIEL CARDOSO
12/07/16	205,000	Land + Bldg	Repossession	47845/152	Quit Claim	BANK OF NEW YORK MELLON
07/30/99		Land + Bldg	Sale Of Portion/Other Comm	17717/257		
06/01/85	86,000	Land + Bldg	Valid Sale			
10/01/83	58,000	Land + Bldg				

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Dwelling Information			
Style	Colonial	Year Built	1915
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	2
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	1
Family Rooms		Half Baths	1
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	371,727	% Good	62
Plumbing	6,041	% Good Override	
Basement	21,140	Functional	
Heating	0	Economic	
Attic	9,103	% Complete	
Other Features	11,940	C&D Factor	
		Adj Factor	1
Subtotal	419,950	Additions	34,840
Ground Floor Area	1,064		
Total Living Area	2,964	Dwelling Value	295,210

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	220	220	1	1925	C	A	5,100

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			3,410	
2		10			31,060	
3		11			370	