

Situs : 159 NEWBURY ST	Parcel ID: 057-056	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FOREMAN ERIC R YLONDA K FOREMAN 159 NEWBURY ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 26 Vol / Pg 52117/197 District Zoning R3 Class Residential

Property Notes



057-056 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 951			690
Total Acres: .1825				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	263,400	303,500	0	236,400
Total	342,500	382,600	0	310,400
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
06/07/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/25/20	305	6,473	EXTERIOR R W S	
09/15/14	B60763	3,650	BLDG Replc Gutters	100
01/02/07	47905	2,800	BLDG 4 Rep Window s	0
09/11/00	33447	500	BLDG Extending Deck	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	370,000	Land + Bldg	Valid Sale	52117/197	Quit Claim	FOREMAN ERIC R
03/17/17	290,000	Land + Bldg	Valid Sale	48214/260	Quit Claim	AMADO AMBER
10/30/06	280,000	Land + Bldg	Sale After Foreclosure	33595/205		
06/05/06	247,000	Land + Bldg	Repossession	32802/246		
03/16/04	297,000	Land + Bldg	Valid Sale	27740/308		
11/15/02	320,700	Land + Bldg	Valid Sale	23416/2		

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Dwelling Information

Style	Colonial Ne	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

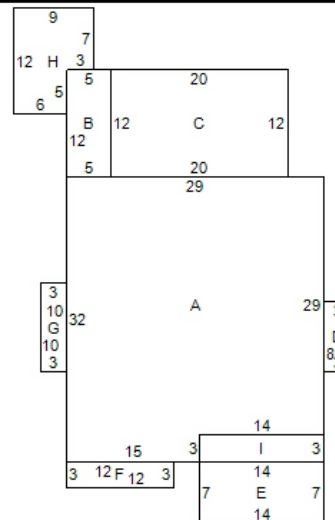
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	369,097	% Good	62
Plumbing	6,766	% Good Override	
Basement	20,991	Functional	
Heating	0	Economic	
Attic	36,155	% Complete	
Other Features	10,508	C&D Factor	
		Adj Factor	1
Subtotal	443,520	Additions	28,520
Ground Floor Area	886		
Total Living Area	2,588	Dwelling Value	303,500

Building Notes



ID Code	Description	Area
A	Main Building	886
B 11	OFF	60
C 50/10	BSMT/1SFR	240
D 50/15/15	BSMT/FBAY/FBAY	24
E 11	OFF	98
F 50/15/15	BSMT/FBAY/FBAY	36
G 50/15/15	BSMT/FBAY/FBAY	30
H 31	WDK	93
I 11/10	OFF/1SFR	42

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	C+
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		11			990	5	50	15	15		3,910
2	50	10			12,030	6	50	15	15		3,470
3	50	15	15		2,980	7		31			990
4		11			1,670	8		11	10		2,480