

<b>Situs : 6 NEWTON AV</b>	<b>Parcel ID: 101-046</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ARIAS CARLOS JUAN 6 NEWTON AVE BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 6 ALBION Vol / Pg 51899/307 District Zoning R1C Class Residential

Property Notes



101-046 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 2,990			2,180
Total Acres: .2293				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,600	80,600	0	75,100
Building	193,600	206,300	0	193,300
Total	274,200	286,900	0	268,400
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
08/24/20	GL	Field Review	Other
11/20/19	CP	Field Review	Other
04/04/05	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/03/20	460	2,816	SOLARPANLS	
04/15/05	43779	4,800	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/04/19	285,000	Land + Bldg	Valid Sale	51899/307	Quit Claim	ARIAS CARLOS JUAN
08/31/17	250,500	Land + Bldg	Valid Sale	48868/323	Quit Claim	WILLIAMS ALYSHA M
09/27/02	200,000	Land + Bldg	Valid Sale	22967/72		

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**Dwelling Information**

<b>Style</b>	Ranch	<b>Year Built</b>	1968
<b>Story height</b>	1	<b>Eff Year Built</b>	2000
<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>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Pier/Slab	<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>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<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>	

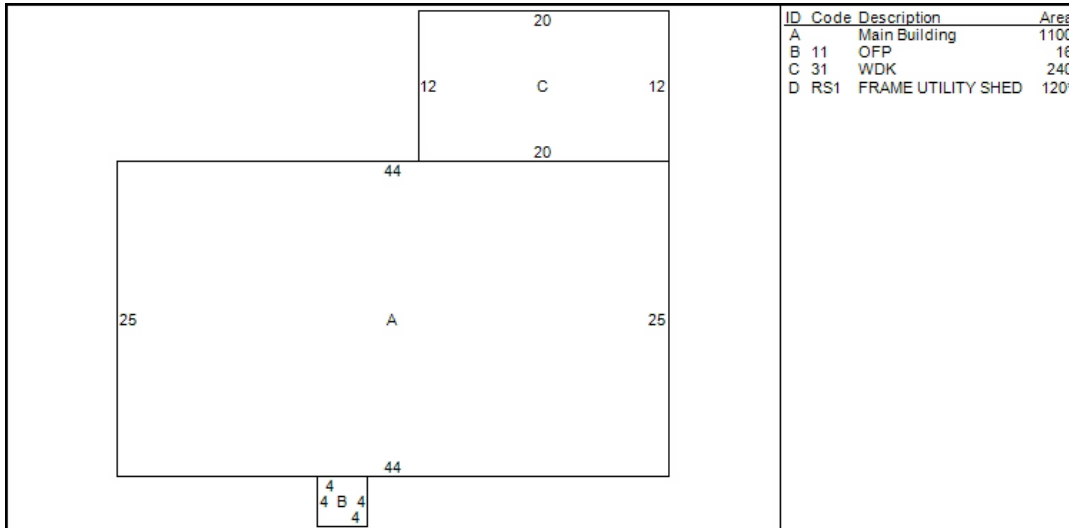
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Excellent	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	230,552	<b>% Good</b>	85
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,903	<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>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	237,460	<b>Additions</b>	3,490
<b>Ground Floor Area</b>	1,100		
<b>Total Living Area</b>	1,100	<b>Dwelling Value</b>	205,330

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	120	120	1	2005	C	A	970

**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			340
2		31			3,150