

<b>Situs : 18 NEWTON AV</b>	<b>Parcel ID: 101-048</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BUMP PATRICIA M 18 NEWTON AVE BROCKTON MA 02302	Living Units    1 Neighborhood   210 Alternate ID    2 Vol / Pg        19204/170 District Zoning           R1C Class            Residential

Property Notes



101-048 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 12,950			9,450
Total Acres: .458 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
<b>Land</b>	87,900	87,900	0	80,400
<b>Building</b>	181,800	193,100	0	179,300
<b>Total</b>	269,700	281,000	0	259,700
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
11/20/19	CP	Field Review	Other
10/03/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/26/00		Land + Bldg	Family Sale	19204/170		BUMP PATRICIA M

<b>Situs : 18 NEWTON AV</b>	<b>Parcel Id: 101-048</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

**Dwelling Information**

<b>Style</b> Bungalow	<b>Year Built</b> 1920	
<b>Story height</b> 1	<b>Eff Year Built</b>	
<b>Attic</b> Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b> x		
<b>Color</b> White	<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**

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

**Room Detail**

<b>Bedrooms</b> 2	<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>	

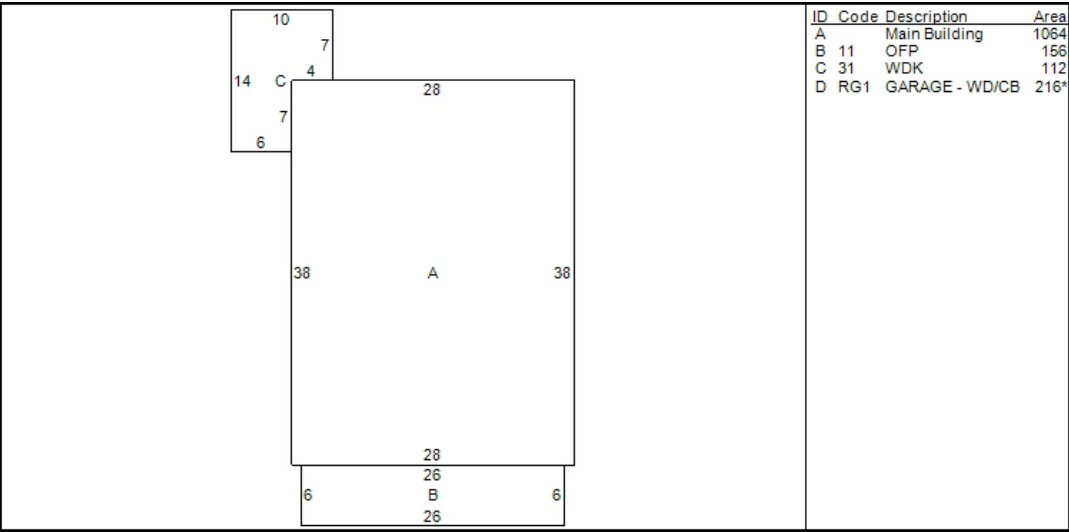
**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>	
<b>Condition</b> Good	<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> 243,312	<b>% Good</b> 62	
<b>Plumbing</b>	<b>% Good Override</b>	
<b>Basement</b> 22,832	<b>Functional</b>	
<b>Heating</b> 0	<b>Economic</b>	
<b>Attic</b> 24,579	<b>% Complete</b>	
<b>Other Features</b> 0	<b>C&amp;D Factor</b>	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 290,720	<b>Additions</b> 3,660	
<b>Ground Floor Area</b> 1,064		
<b>Total Living Area</b> 1,383	<b>Dwelling Value</b> 183,910	

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 18		216	1	2004	C	A	9,220

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		11			2,540
2		31			1,120