

Situs : 44 NEWTON AV	Parcel ID: 101-055	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHUCKRAN JOHN S JR & DOROTHY E CHUCKRAN 44 NEWTON AV BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 11 Vol / Pg 13691/00236 District Zoning R1C Class Residential

Property Notes



101-055 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,820			3,520
Total Acres: .2714				
Spot:		Location:		

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
10/03/14	DR	Unoccupied	Ow ner

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	81,900	81,900	0	76,100
	Building	146,100	131,100	0	121,400
	Total	228,000	213,000	0	197,500
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/90	70,000	Land + Bldg	Repossession	13691/236		

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Dwelling Information

Style	Colonial Ne	Year Built	1932
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Red	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	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

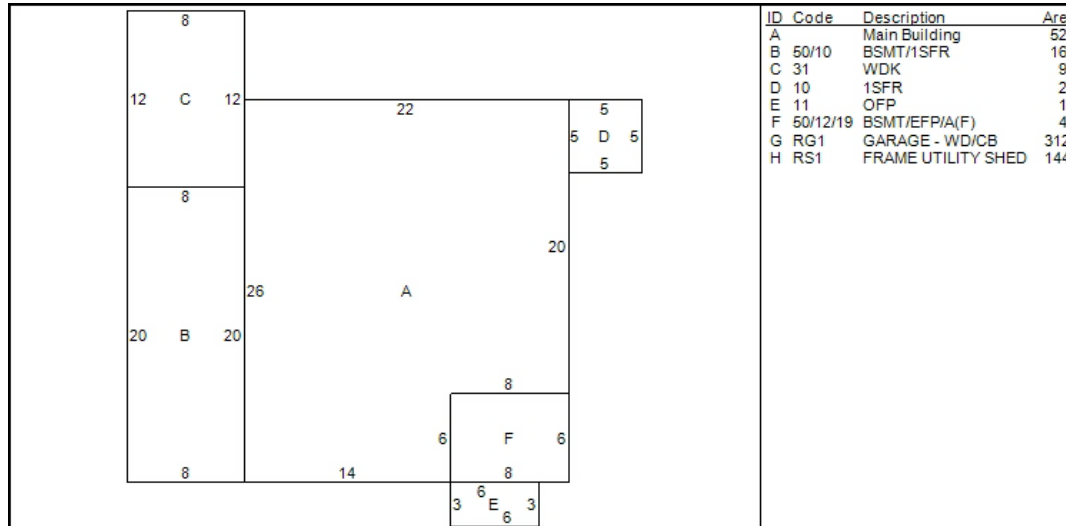
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	221,405	% Good	50
Plumbing		% Good Override	
Basement	13,851	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	235,260	Additions	9,500
Ground Floor Area	524		
Total Living Area	995	Dwelling Value	127,130

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	13 x 24		312	1	1932	D	F	3,430
Frame Shed	12 x 12		144	1	1932	C	A	530

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			5,950	5	50	12	19		1,500
2		31			750						
3		10			1,100						
4		11			200						