

Situs : 48 NEWTON AV	Parcel ID: 101-056	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERNANDES CELESTE A 48 NEWTON AVE BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 12 Vol / Pg 48253/134 District Zoning R1C Class Residential

Property Notes



101-056 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,140		74,250
Total Acres: .095 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,500
Building	161,700	166,300	0	169,100
Total	236,000	240,600	0	239,600
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

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/29/17	239,900	Land + Bldg	Valid Sale	48253/134	Quit Claim	FERNANDES CELESTE A
12/08/16	118,000	Land + Bldg	Repossession	47850/248	Quit Claim	NEW BEGINNINGS INVESTMENTS LLC
06/08/16	128,710	Land + Bldg	Repossession	47028/322	Foreclosure	WELLS FARGO BANK
04/30/10	117,000	Land + Bldg	Valid Sale	38484/38		
05/04/99		Land + Bldg	Family Sale	17420/287		

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Dwelling Information

Style Bungalow	Year Built 1932
Story height 1	Eff Year Built 1990
Attic None	Year Remodeled 2016
Exterior Walls A/VVinyl	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

Heat Type Basic	Stacks
Fuel Type Gas	Openings
System Type Warm Air	Pre-Fab

Room Detail

Bedrooms 2	Full Baths 1
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms 4	
Kitchen Type Modern	Bath Type Modern
Kitchen Remod Yes	Bath Remod Yes

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

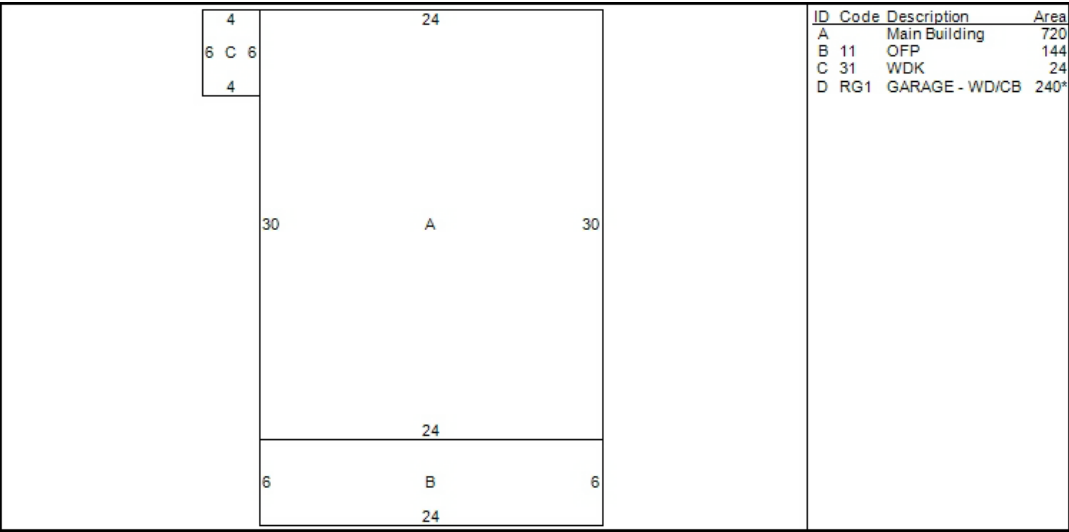
Grade & Depreciation

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

Dwelling Computations

Base Price 175,921	% Good 82
Plumbing	% Good Override
Basement 16,508	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 192,430	Additions 3,200
Ground Floor Area 720	
Total Living Area 720	Dwelling Value 160,990

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 240		240	1	1932	C	A	5,310

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			2,870
2		31			330