

Situs : 52 NEWTON AV	Parcel ID: 101-057	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LYNNE DONNA 52 NEWTON AV BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 13 Vol / Pg 27873/273 District Zoning R1C Class Residential
Property Notes	



101-057 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,990		74,040
<div>Total Acres: .0916</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,000	74,000	0	70,300
Building	119,400	97,700	0	131,800
Total	193,400	171,700	0	202,100
Manual Override Reason				
		Base Date of Value	1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020	
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
04/02/04	215,000	Land + Bldg	Sale Of Portion/Other Comm	27873/273		LYNNE DONNA
04/25/01		Land + Bldg	Transfer Of Convenience	19714/116		
04/10/01		Land + Bldg	Transfer Of Convenience	19643/264		
05/01/00	123,900	Land + Bldg	Sale Of Portion/Other Comm	18486/93		
02/04/99		Land + Bldg	Family Sale	17123/140		

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Dwelling Information			
Style Bungalow	Year Built 1932		
Story height 1	Eff Year Built		
Attic None	Year Remodeled		
Exterior Walls Frame	Amenities		
Masonry Trim x			
Color Natural	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 Oil	Openings		
System Type Steam	Pre-Fab		
Room Detail			
Bedrooms 2	Full Baths 1		
Family Rooms	Half Baths		
Kitchens	Extra Fixtures		
Total Rooms 4			
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 174,776	% Good 50		
Plumbing	% Good Override		
Basement 16,400	Functional		
Heating 0	Economic		
Attic 0	% Complete		
Other Features 0	C&D Factor		
	Adj Factor 1		
Subtotal 191,180	Additions 2,150		
Ground Floor Area 750			
Total Living Area 750	Dwelling Value 97,740		
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>750</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFP</td> <td>150</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>48</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	750	B	11	OFP	150	C	31	WDK	48
ID	Code	Description	Area															
A		Main Building	750															
B	11	OFP	150															
C	31	WDK	48															
Outbuilding Data																		
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value										
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			1,800													
2		31			350													