

Situs : 51 NEWTON AV	Parcel ID: 101-060	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DOS ANJOS MARIA 51 NEWTON AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 17 Vol / Pg 44338/226 District Zoning R1C Class Residential

Property Notes



101-060 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,114		72,770
Total Acres: .0715 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,800	72,800	0	69,400
Building	167,100	153,200	0	155,300
Total	239,900	226,000	0	224,700
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

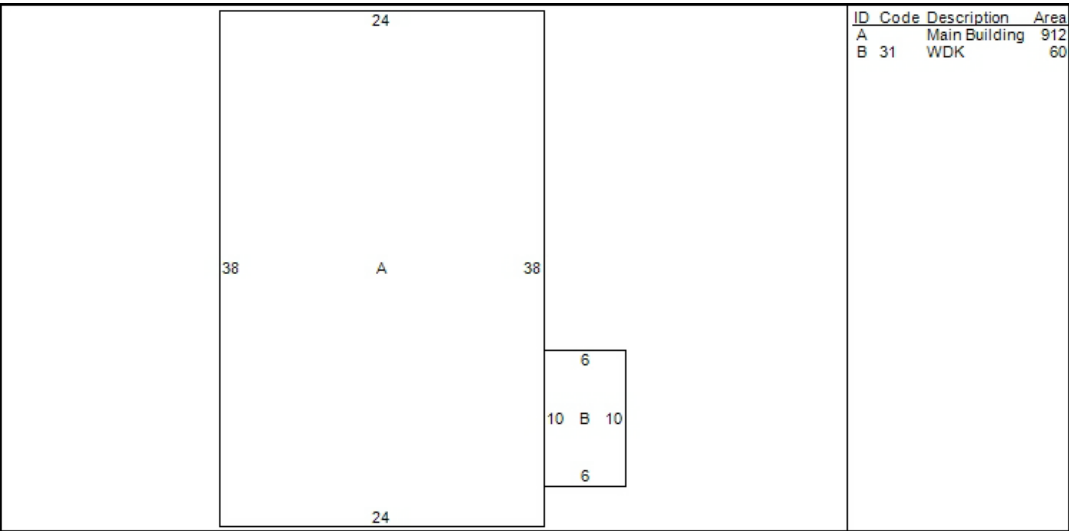
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/21/14	160,000	Land + Bldg	Court Order/Decree	44338/228		
05/21/14		Land + Bldg	Transfer Of Convenience	44338/226		
09/14/07		Land + Bldg	Transfer Of Convenience	35074/316		

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Dwelling Information			
Style	Ranch	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	456	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	203,487	% Good	60
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	31,891	C&D Factor	
		Adj Factor	1
Subtotal	254,470	Additions	540
Ground Floor Area	912		
Total Living Area	1,368	Dwelling Value	153,220

Building Notes



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		31			540	