

Situs : 41 NEWTON AV

Parcel ID: 101-061

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ADORNO MARINA
41 NEWTON AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 18
Vol / Pg 51051/162
District
Zoning R1C
Class Residential

Property Notes



101-061 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,114		74,220

Total Acres: .0944
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,200	74,200	0	70,500
Building	162,100	152,100	0	160,100
Total	236,300	226,300	0	230,600

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
05/29/18	CP	Field Review	Other
04/30/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/19/17	66971	13,000	WNDWS	100
12/30/16			REHAB	100
08/02/16	65162	5,000	SOLARPANLS	100
04/14/09	51447	8,000	BLDG Roof,Wndw s	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/30/19	264,000	Land + Bldg	Valid Sale	51051/162	Quit Claim	ADORNO MARINA
03/11/16	169,900	Land + Bldg	Valid Sale	46675/241	Quit Claim	A FONSO MIRIAN D
02/27/09	66,300	Land + Bldg	Sale After Foreclosure	36866/346		
04/16/08	150,000	Land + Bldg	Repossession	35857/223		
01/25/05	214,000	Land + Bldg	Valid Sale	29885/103		
09/06/02	144,900	Land + Bldg	Valid Sale	22802/208		
08/01/82	19,950	Land + Bldg	Family Sale			

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Dwelling Information

Style	Ranch	Year Built	1948
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement	Pier/Slab	# 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	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

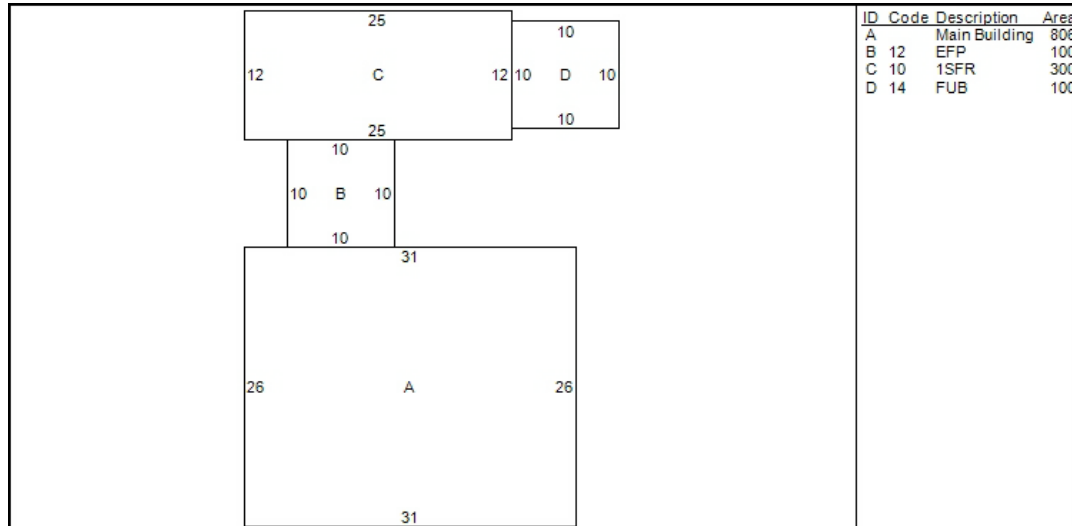
Grade & Depreciation

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

Dwelling Computations

Base Price	188,201	% Good	69
Plumbing		% Good Override	
Basement	5,635	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	197,250	Additions	15,950
Ground Floor Area	806		
Total Living Area	1,106	Dwelling Value	152,050

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		12			2,140
2		10			12,770
3		14			1,040