

Situs : 39 NEWTON AV	Parcel ID: 101-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SPICER ROBERT L & BARBARA SPICER 39 NEWTON AVE BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 19 Vol / Pg 08217/00110 District Zoning R1C Class Residential
Property Notes	



101-062 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,200		74,340
Total Acres: .0964 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,600
Building	172,800	170,700	0	164,400
Total	247,100	245,000	0	235,000
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
10/03/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/03/99	30200	7,050	BLDG Roof & Electric	100

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Deed Reference
12/01/87	109,900	Land + Bldg	Valid Sale	
05/01/85	61,000	Land + Bldg	Valid Sale	
8217/110				

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Dwelling Information			
Style	Bungalow	Year Built	1930
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

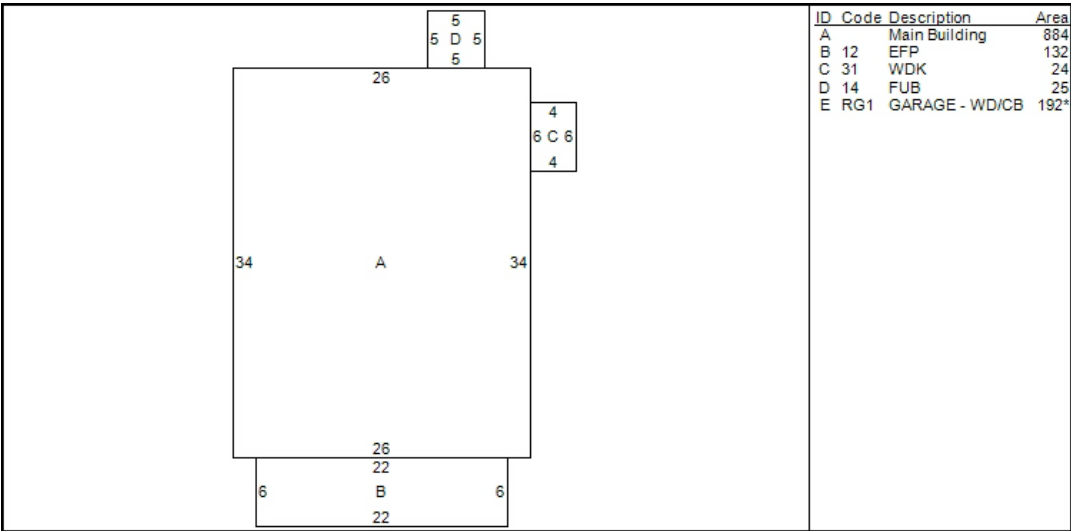
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	199,478	% Good	65
Plumbing		% Good Override	
Basement	18,718	Functional	
Heating	0	Economic	
Attic	32,241	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	250,440	Additions	3,120

Ground Floor Area	884		
Total Living Area	1,238	Dwelling Value	165,910

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	192	192	1	1930	C	A	4,790

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			2,600	
2		31			260	
3		14			260	