

Situs : 35 NEWTON AV

Parcel ID: 101-063

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SPRINGER PHILIP M
DOREEN F SPRINGER
35 NEWTON AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 20
Vol / Pg 10561/00122
District
Zoning R1C
Class Residential

Property Notes



101-063 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,300		77,390

Total Acres: .1446
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,400	77,400	0	72,800
Building	293,600	311,500	0	202,700
Total	371,000	388,900	0	275,500

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
02/21/05	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/08/16	65234	16,932	WNDWS	100
05/09/11	54787	0	BLDG Demo Garage	0
05/04/11	54759	13,300	BLDG 22x24 Garage	0
06/24/10	53432	4,970	BLDG Reroof	0
11/18/05	45491	10,000	BLDG Rear Deck, Stair	0

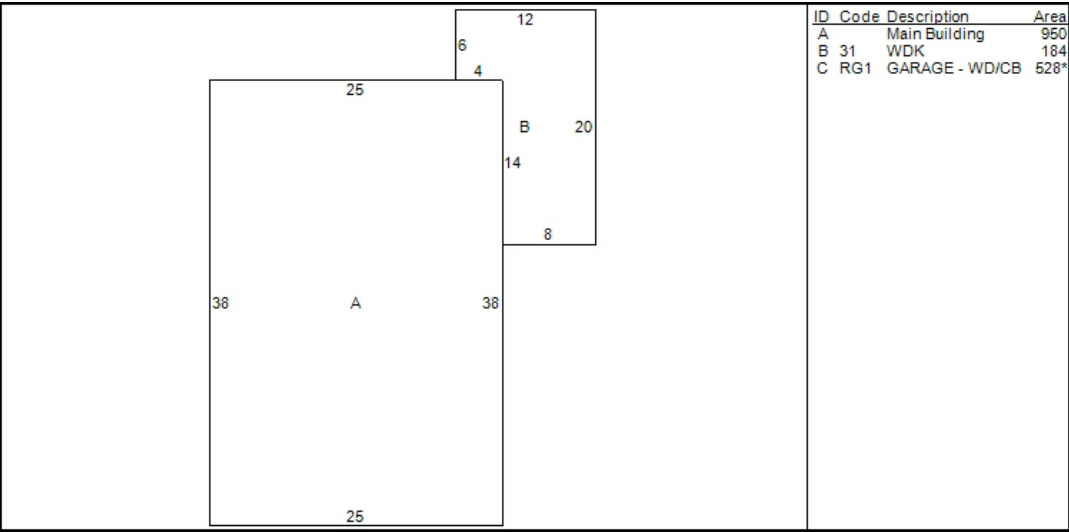
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/91	49,900	Land + Bldg	Repossession			
12/01/89	74,000	Land + Bldg	Repossession			
				10561/122		

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Dwelling Information			
Style	Colonial	Year Built	1928
Story height	2	Eff Year Built	1980
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	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	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		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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	344,850	% Good	80
Plumbing		% Good Override	
Basement	19,612	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	364,460	Additions	2,240
Ground Floor Area	950		
Total Living Area	1,900	Dwelling Value	293,810

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	22 x 24		528	1	2011	C	A	17,720

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		31			2,240	