


Situs : 33 NEWTON AV		Parcel ID: 101-064		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
NEWTON REALTY TRUST P O BOX 346 AVON MA 02322			Living Units 1 Neighborhood 210 Alternate ID 21 Vol / Pg 36743/187 District Zoning R1C Class Residential		
Property Notes					



101-064 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	188,900	176,500	0	149,100
Total	266,300	253,900	0	221,900
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
02/10/09	51232	7,500	BLDG Roof & Ext	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/30/09	60,000	Land + Bldg	Court Order/Decree	36743/187		

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Dwelling Information			
Style	Colonial Ne	Year Built	1912
Story height	1.7	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	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

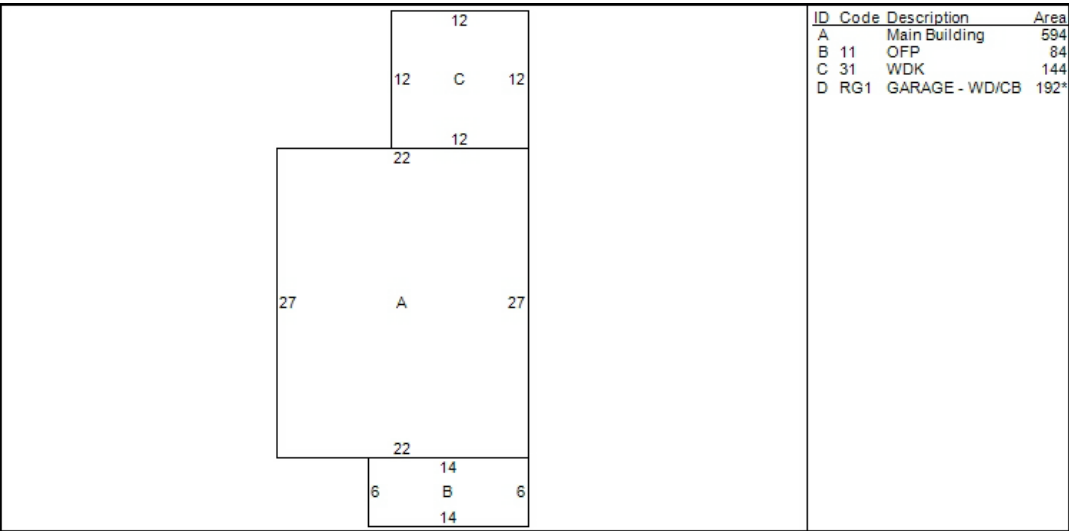
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	255,356	% Good	62
Plumbing		% Good Override	
Basement	15,975	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	271,330	Additions	2,850

Ground Floor Area	594	Dwelling Value	171,070
Total Living Area	1,040		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	192	192	1	1925	C	G	5,390

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			1,360	
2		31			1,490	