

Situs : 180 BOYLSTON ST	Parcel ID: 054-034	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
DUNN DORCE SASHA GAYE 180 BOYLSTON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 18 Vol / Pg 37447/225 District Zoning R1C Class Residential

Property Notes



054-034 03/20/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	200			150
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	250,300	298,000	0	201,500
Total	328,900	376,600	0	275,100
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
08/13/20	CM	Field Review	Other

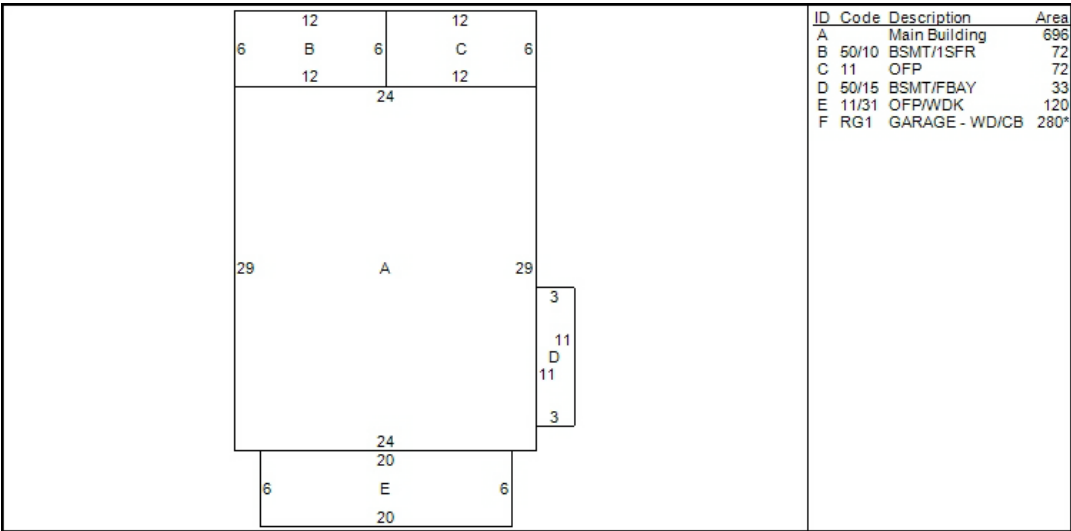
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/14/04	43275	1,000	BLDG Shtrk, Plasteri	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/02/09	150,000	Land + Bldg	Sale After Foreclosure	37447/225		
07/09/08	191,250	Land + Bldg	Repossession	36163/255		
11/12/04	263,000	Land + Bldg	Valid Sale	29456/318		
03/20/00		Land + Bldg	Family Sale	18364/128		
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Dwelling Information			
Style	Colonial	Year Built	1912
Story height	2	Eff Year Built	1990
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	307,239	% Good	82
Plumbing	6,525	% Good Override	
Basement	17,473	Functional	
Heating	0	Economic	
Attic	7,524	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	338,760	Additions	13,700
Ground Floor Area	696		
Total Living Area	1,497	Dwelling Value	291,480

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 280		280	1	1912	C	G	6,470

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	50	10			5,170	
2		11			1,560	
3	50	15			2,790	
4		11	31		4,180	