

Situs : 236 BOYLSTON ST

Parcel ID: 059-103

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
PAUL LUNISE
236 BOYLSTON ST
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 1
Neighborhood 70
Alternate ID 24
Vol / Pg 48523/55
District
Zoning R1C
Class Residential



Property Notes

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|------|-------|-------------------|-------------|--------|
| SF | 7,000 | | | 78,400 |
| SF | 312 | | | 230 |

Total Acres: .1679
Spot: Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|--------------|----------------|----------------|----------|----------------|
| Land | 78,600 | 78,600 | 0 | 73,700 |
| Building | 267,600 | 335,600 | 0 | 268,000 |
| Total | 346,200 | 414,200 | 0 | 341,700 |

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 |
|----------|----|---------------------------|--------|
| 08/14/20 | CM | Field Review | Other |
| 03/23/06 | BM | Not At Home | Other |
| 02/02/01 | BM | Estimated For Misc Reason | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|----------------------|------------|
| 10/20/09 | 52354 | 1,000 | BLDG Int Repairs | 0 |
| 06/27/05 | 44354 | 480 | BLDG Stairs On Porch | 0 |
| 12/14/99 | 31909 | 6,494 | BLDG 10 Rep Window s | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|------------------------------|----------------|------------|-------------|
| 06/09/17 | 315,000 | Land + Bldg | Valid Sale | 48523/55 | Quit Claim | PAUL LUNISE |
| 10/02/09 | 135,000 | Land + Bldg | Sale After Foreclosure | 37776/141 | | |
| 11/16/07 | 228,000 | Land + Bldg | Repossession | 35307/084 | | |
| 01/11/06 | 380,000 | Land + Bldg | Valid Sale | 32051/63 | | |
| 11/02/04 | | Land + Bldg | Transfer Of Convenience | 29391/13 | | |
| 10/07/04 | | Land + Bldg | Transfer Of Convenience | 29220/250 | | |
| 08/05/04 | 352,000 | Land + Bldg | Valid Sale | 28816/149 | | |
| 09/06/01 | 212,500 | Land + Bldg | Valid Sale | 20493/48 | | |
| 03/31/00 | 129,900 | Land + Bldg | Change After Sale (Physical) | 18395/103 | | |
| 03/29/99 | | Land + Bldg | Undivided Interest | 17292/253 | | |

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Dwelling Information

| | |
|-----------------------------|----------------------------|
| Style Colonial | Year Built 1915 |
| Story height 2 | Eff Year Built 1960 |
| Attic Full-Fin | Year Remodeled |
| Exterior Walls Frame | Amenities |
| Masonry Trim x | In-law Apt No |
| Color Natural | |

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 4 | Full Baths 2 |
| Family Rooms | Half Baths |
| Kitchens | Extra Fixtures |
| Total Rooms 9 | |
| 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 B | Market Adj |
| Condition Average | Functional |
| CDU AVERAGE | Economic |
| Cost & Design 0 | % Good Ovr |
| % Complete | |

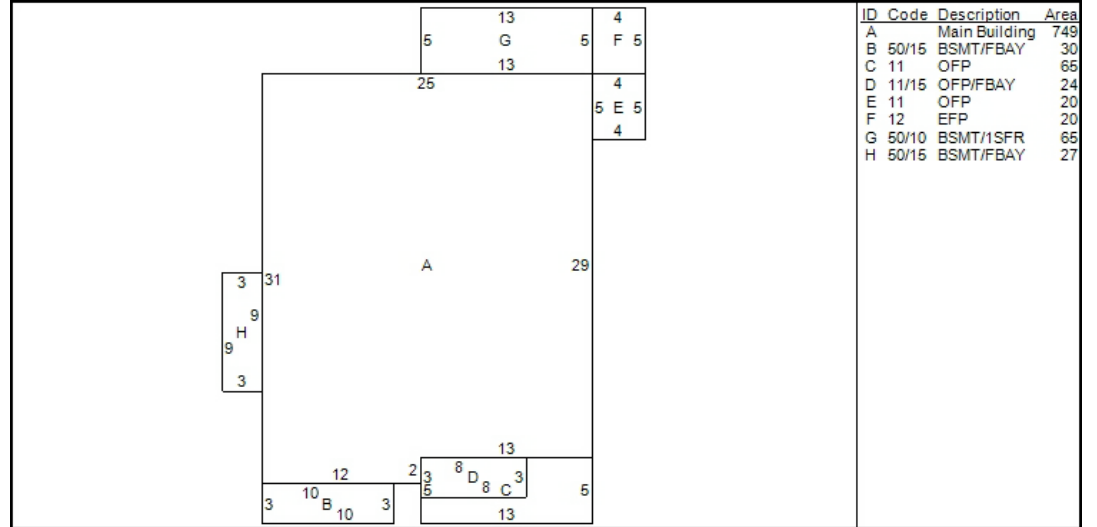
Dwelling Computations

| | |
|---------------------------|-------------------------|
| Base Price 356,263 | % Good 76 |
| Plumbing 10,875 | % Good Override |
| Basement 20,261 | Functional |
| Heating 0 | Economic |
| Attic 34,898 | % Complete |
| Other Features 0 | C&D Factor |
| | Adj Factor 1 |
| Subtotal 422,300 | Additions 14,670 |

| | |
|--------------------------------|-------------------------------|
| Ground Floor Area 749 | |
| Total Living Area 1,944 | Dwelling Value 335,620 |

Building Notes

| ID | Code | Description | Area |
|----|-------|---------------|------|
| A | | Main Building | 749 |
| B | 50/15 | BSMT/FBAY | 30 |
| C | 11 | OFFP | 65 |
| D | 11/15 | OFFP/FBAY | 24 |
| E | 11 | OFFP | 20 |
| F | 12 | EFFP | 20 |
| G | 50/10 | BSMT/1SFR | 65 |
| H | 50/15 | BSMT/FBAY | 27 |



Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------|--------|--------|------|-----|--------|-------|-----------|-------|
|------|--------|--------|------|-----|--------|-------|-----------|-------|

Condominium / Mobile Home Information

| | |
|------------------------|----|
| Complex Name | |
| Condo Model | C+ |
| Unit Number | |
| Unit Level | |
| Unit Parking | |
| Model (MH) | |
| Unit Location | |
| Unit View | |
| Model Make (MH) | |

Addition Details

| Line # | Low | 1st | 2nd | 3rd | Value | Line # | Low | 1st | 2nd | 3rd | Value |
|--------|-----|-----|-----|-----|-------|--------|-----|-----|-----|-----|-------|
| 1 | 50 | 15 | | | 2,740 | 5 | | 12 | | | 530 |
| 2 | | | 11 | | 1,440 | 6 | 50 | 10 | | | 4,860 |
| 3 | | 11 | 15 | | 2,130 | 7 | 50 | 15 | | | 2,510 |
| 4 | | 11 | | | 460 | | | | | | |