

Situs : 275 BOYLSTON ST		Parcel ID: 059-113		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SPATOLA JOHN SANTO (LIFE ESTATE) KATHERINE L SPATOLA (LIFE ESTATE) 275 BOYLSTON ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 50 Vol / Pg 30643/135 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	5,500			76,230				
Total Acres: .1263 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		76,200	76,200	0	71,900				
Building		228,400	260,100	0	223,000				
Total		304,600	336,300	0	294,900				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/02/05		Land + Bldg	Transfer Of Convenience	30643/135					

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Dwelling Information

Style	Colonial	Year Built	1912
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		

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	Electric	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

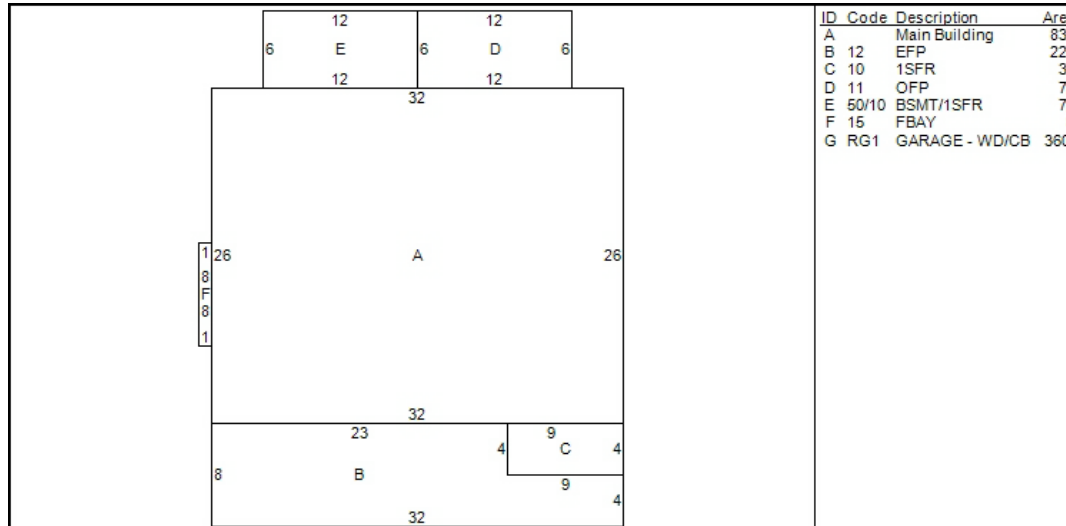
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	342,073	% Good	62
Plumbing	6,525	% Good Override	
Basement	19,454	Functional	
Heating	0	Economic	
Attic	20,943	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	389,000	Additions	12,280
Ground Floor Area	832		
Total Living Area	2,030	Dwelling Value	253,460

Building Notes

ID	Code	Description	Area
A		Main Building	832
B	12	EFP	220
C	10	1SFR	36
D	11	OPF	72
E	50/10	BSMT/1SFR	72
F	15	FBAY	8
G	RG1	GARAGE - WD/CB	360*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	A	6,620

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	Line #	Low	1st	2nd	3rd	Value
1		12			4,460	5		15			810
2		10			1,920						
3		11			1,180						
4	50	10			3,910						