

<b>Situs : 12 BOLTON PL</b>	<b>Parcel ID: 111-052</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LALANNE EDDY G MARIE JUDITH LALANNE 12 BOLTON PLACE BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 1 Vol / Pg 31895/204 District Zoning C2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	326			240
Total Acres: .1682 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	315,500	316,200	0	257,600
Total	394,100	394,800	0	331,300
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
08/20/20	GL	Field Review	Other
02/07/07	BM	Not At Home	Other

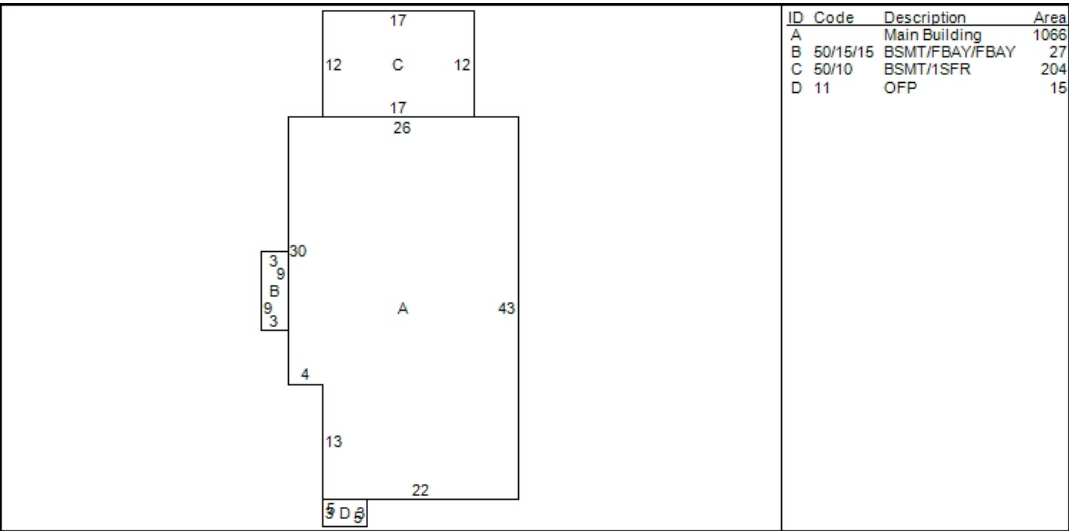
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/10/20	1639	3,146	SOLARPANLS	
02/21/06	45899	15,000	BLDG Strip & Re-Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/13/05	1	Land + Bldg	Transfer Of Convenience	31895/204		LALANNE EDDY G
10/03/02		Land + Bldg	Undivided Interest	23033/2		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1889
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	9		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	365,375	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	22,857	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	398,020	<b>Additions</b>	44,770
<b>Ground Floor Area</b>	1,066		
<b>Total Living Area</b>	1,857	<b>Dwelling Value</b>	316,220

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15	15		14,760	
2	50	10			29,140	
3		11			870	