

<b>Situs : 22 BOLTON PL</b>		<b>Parcel ID: 111-053</b>		<b>Class: Two-Family</b>		<b>Card: 1 of 1</b>		<b>Printed: October 28, 2020</b>	
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
GALVAO ANTONIO L ADMISA M SEMEDO 22 BOLTON PL BROCKTON MA 02301	Living Units    2 Neighborhood   90 Alternate ID    2 Vol / Pg        46480/111 District Zoning           C2 Class            Residential

<b>Property Notes</b>
EXT LOOKS REMODELED 2016

<b>Land Information</b>				
<b>Type</b>	<b>Size</b>	<b>Influence Factors</b>	<b>Influence %</b>	<b>Value</b>
SF	6,120			77,120
Total Acres: .1405 Spot: _____ Location: _____				

<b>Assessment Information</b>				
	<b>Appraised</b>	<b>Cost</b>	<b>Income</b>	<b>Prior</b>
<b>Land</b>	77,100	77,100	0	72,600
<b>Building</b>	325,900	338,300	0	261,600
<b>Total</b>	403,000	415,400	0	334,200
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020				
<b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b> _____				

<b>Entrance Information</b>			
<b>Date</b>	<b>ID</b>	<b>Entry Code</b>	<b>Source</b>
08/20/20	GL	Field Review	Other
05/30/18	CP	Field Review	Other

<b>Permit Information</b>				
<b>Date Issued</b>	<b>Number</b>	<b>Price</b>	<b>Purpose</b>	<b>% Complete</b>
03/24/16	64290	6,000	SIDING	100

<b>Sales/Ownership History</b>						
<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Validity</b>	<b>Deed Reference</b>	<b>Deed Type</b>	<b>Grantee</b>
01/11/16		1 Land + Bldg	Transfer Of Convenience	46480/111	Quit Claim	GALVAO ANTONIO L
02/02/09	134,000	Land + Bldg	Sale After Foreclosure	36755/6		
02/02/09		1 Land + Bldg	Transfer Of Convenience	36755/2		
05/20/08	162,981	Land + Bldg	Repossession	35983/297		
09/22/03	280,000	Land + Bldg	Valid Sale	26587/173		
08/28/97		Land + Bldg	Transfer Of Convenience	15435		
03/01/90	239,000	Land + Bldg	Valid Sale			
10/01/85	100,000	Land + Bldg				

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Dwelling Information			
Style	Tw o Family	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	4
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	353,723	% Good	62
Plumbing	27,186	% Good Override	
Basement	22,128	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	56,430
Subtotal	403,040		
Ground Floor Area	1,136		
Total Living Area	2,336	Dwelling Value	331,300
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Det Garage	1 x	324	324	1	1920	C	G	7,000				
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	50	10			27,530	5		12			1,120	
2	50	15			6,700	6	50	10	19		17,860	
3			31		1,610							
4		31			1,610							