

Situs : 26 BOLTON PL

Parcel ID: 111-054

Class: Tw o-Fam ily

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

TEIXEIRA DANILDO
26 BOLTON PLACE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	3
Vol / Pg	50927/286
District	
Zoning	C2
Class	Residential

Property Notes



111-054 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,120			77,120

Total Acres: .1405
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,600
Building	297,500	295,700	0	243,200
Total	374,600	372,800	0	315,800

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/25/15	B62913	6,000	BLDG Vinyl Siding	0
06/10/02	36938	22,000	BLDG Roof, Winds, Ki	100

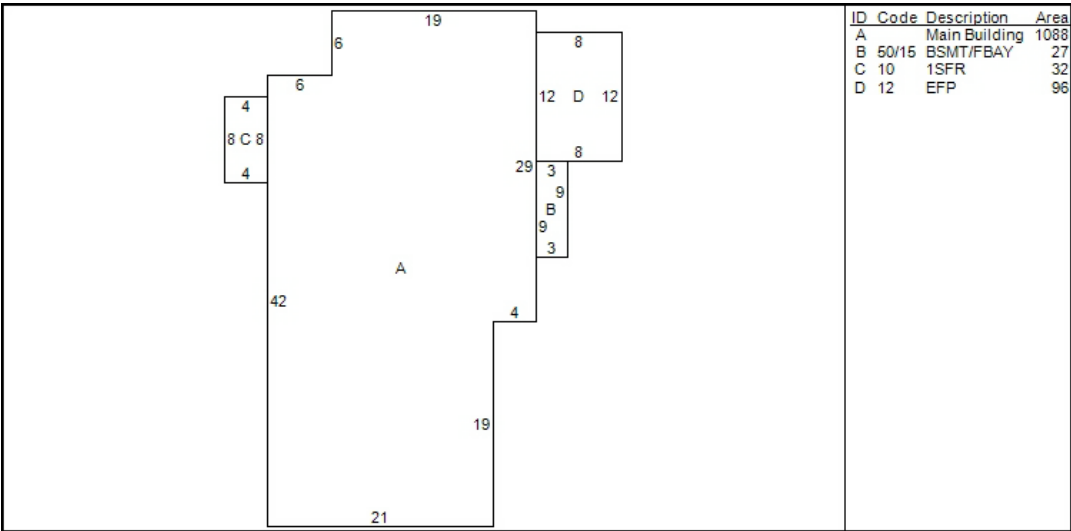
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/22/19	1	Land + Bldg	Transfer Of Convenience	50927/286	Quit Claim	TEIXEIRA DANILDO
04/27/10	179,900	Land + Bldg	Valid Sale	38464/63		
01/04/10	117,000	Land + Bldg	Transfer Of Convenience	38101/340		
01/04/10	86,500	Land + Bldg	Outlier-Written Desc Needed	38101/322		
12/30/02	290,000	Land + Bldg	Valid Sale	23806/240		
05/28/02	43,000	Land + Bldg	Changed After Asmt Date/B4 Sale	22142/340		
08/01/86	110,000	Land + Bldg				
08/01/84	59,500	Land + Bldg				

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Dwelling Information			
Style	Tw o Family	Year Built	1889
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	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	370,653	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,187	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	20,400
Subtotal	403,630		
Ground Floor Area	1,088		
Total Living Area	1,963	Dwelling Value	295,670

Building Notes	



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

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	15			8,250	
2		10			7,810	
3		12			4,340	