

**Situs : 25 BOLTON PL**

**Parcel ID: 111-055**

**Class: Tw o-Fam ily**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

KABA SEKOU K  
25 BOLTON PL  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	4
Vol / Pg	18987/86
District	
Zoning	C2
Class	Residential

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
SF	3,920			73.930

Total Acres: .09  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
05/25/04	FAB	Entry & Sign	Ow ner

### Assessment Information

	Appraised	Cost	Income	Prior
Land	73,900	73,900	0	70,300
Building	309,800	322,200	0	240,000
Total	383,700	396,100	0	310,300

## Manual Override Reason

Base Date of Value 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/11/04	L	0	BLDG Lgus	100
04/29/04	41615	1,000	BLDG Legalizing 2nd	100
04/03/03	B39156	5,000	BLDG	100
11/17/98	29927	1,000	BLDG 2 Winds, Pt & P	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/20/00	149,000	Land + Bldg	Valid Sale	18987/86		

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Dwelling Information			
Style	Two Family	Year Built	1920
Story height	2	Eff Year Built	
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	1
Kitchens	2	Extra Fixtures	
Total Rooms	11		
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	372,438	% Good	62
Plumbing	16,312	% Good Override	
Basement	21,181	Functional	
Heating	0	Economic	
Attic	36,483	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	446,410	Additions	17,740
Ground Floor Area	950		
Total Living Area	2,334	Dwelling Value	322,190

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	15		14,760	
2		11	31		2,980	