

<b>Situs : 91 LOCUST ST</b>	<b>Parcel ID: 101-091</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
HUNT CLIFFORD A & BESSIE M HUNT 91 LOCUST ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 22 Vol / Pg 09739/00232 District Zoning R1C Class Residential

Property Notes



101-091 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 359			260
Total Acres: .1689				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	202,200	174,200	0	171,700
Total	280,900	252,900	0	245,400
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
08/24/20	GL	Field Review	Other
02/25/16	CJP	Entry & Sign	Ow ner
09/30/14	DR	Unoccupied	Ow ner

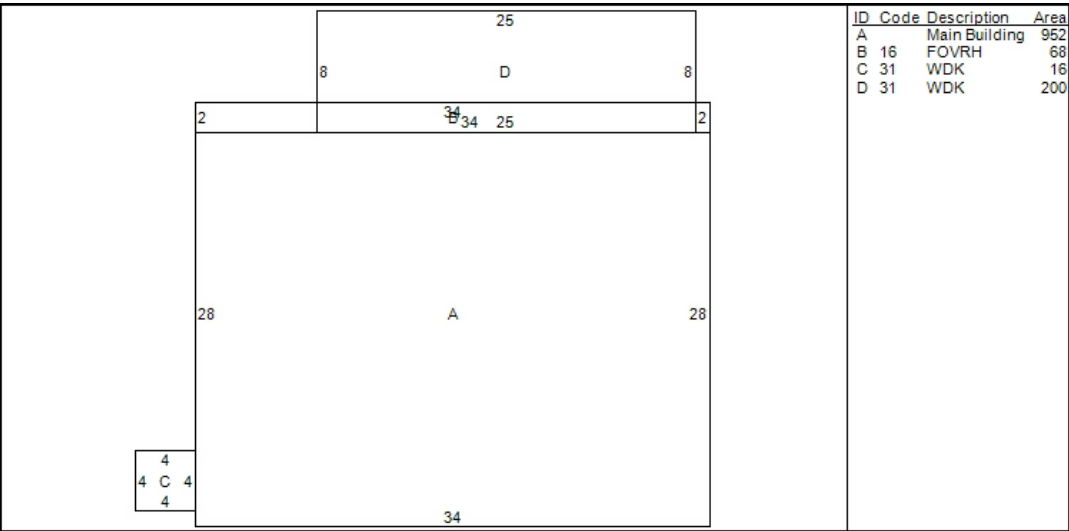
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/90	125,000	Land + Bldg	Changed After Asmt Date/B4 Sale			
09/01/89	48,000	Land Only	Valid Sale			
				9739/232		

Situs : 91 LOCUST ST	Parcel Id: 101-091	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1989
<b>Story height</b>	1	<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>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	442	<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>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<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>	Fair	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	209,251	<b>% Good</b>	70
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,818	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	21,818	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	240,890	<b>Additions</b>	5,600
<b>Ground Floor Area</b>	952		
<b>Total Living Area</b>	1,462	<b>Dwelling Value</b>	174,220

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		16			3,290	
2		31			140	
3		31			2,170	