

**Situs : 87 LOCUST ST**

**Parcel ID: 101-092**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

LINDSKOG RICHARD J  
C/O SILVINA DEPINA  
87 LOCUST ST  
BROCKTON MA 02301

## GENERAL INFORMATION

|              |             |
|--------------|-------------|
| Living Units | 1           |
| Neighborhood | 210         |
| Alternate ID | 23          |
| Vol / Pg     | 18088/278   |
| District     |             |
| Zoning       | R1C         |
| Class        | Residential |

## Property Notes



101-092 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 | 164,800   | 142,200 | 0      | 139,800 |
| Total    | 243,500   | 220,900 | 0      | 213,500 |

## Manual Override Reason

Base Date of Value 1/1/2020

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

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

### Entrance Information

| Date     | ID | Entry Code   | Source |
|----------|----|--------------|--------|
| 08/24/20 | GL | Field Review | Other  |
| 09/30/14 | DR | Not At Home  | Other  |

## Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
| 06/07/18    | 69095  | 7,800 | INS     | 100        |

### Sales/Ownership History

| Transfer Date | Price   | Type        | Validity   | Deed Reference | Deed Type | Grantee            |
|---------------|---------|-------------|------------|----------------|-----------|--------------------|
| 11/30/99      | 118,500 | Land + Bldg | Valid Sale | 18088/278      |           | LINDSKOG RICHARD J |
| 11/01/93      | 75,000  | Land + Bldg | Valid Sale |                |           |                    |

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**Dwelling Information**

**Style** Cape  
**Year Built** 1947  
**Story height** 1  
**Eff Year Built**  
**Attic** Full-Fin  
**Year Remodeled**  
**Exterior Walls** A/Vinyl  
**Amenities**  
**Masonry Trim** x  
**In-law Apt** No  
**Color** Yellow

**Basement**

**Basement** Full  
**FBLA Size** x  
**Rec Rm Size** x  
**# Car Bsm't Gar**  
**FBLA Type**  
**Rec Rm Type**

**Heating & Cooling**

**Fireplaces**

**Heat Type** Basic  
**Fuel Type** Oil  
**System Type** Steam  
**Stacks**  
**Openings**  
**Pre-Fab** 1

**Room Detail**

**Bedrooms** 2  
**Family Rooms**  
**Kitchens**  
**Total Rooms** 5  
**Kitchen Type**  
**Kitchen Remod** No  
**Full Baths** 1  
**Half Baths**  
**Extra Fixtures**  
**Bath Type**  
**Bath Remod** No

**Adjustments**

**Int vs Ext** Same  
**Cathedral Ceiling** x  
**Unfinished Area**  
**Unheated Area**

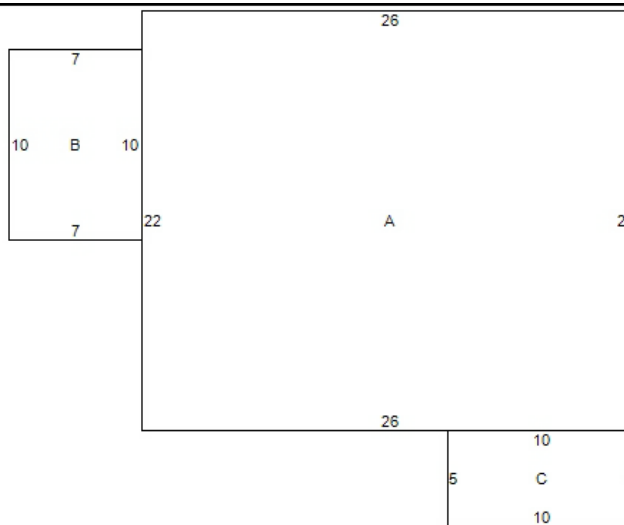
**Grade & Depreciation**

**Grade** C  
**Condition** Good  
**CDU** AVERAGE  
**Cost & Design** 0  
**% Complete**  
**Market Adj**  
**Functional**  
**Economic**  
**% Good Ovr**

**Dwelling Computations**

**Base Price** 154,370  
**Plumbing**  
**Basement** 14,486  
**Heating** 0  
**Attic** 24,950  
**Other Features** 3,416  
**Subtotal** 197,220  
**% Good** 69  
**% Good Override**  
**Functional**  
**Economic**  
**% Complete**  
**C&D Factor**  
**Adj Factor** 1  
**Additions** 2,000  
**Ground Floor Area** 572  
**Total Living Area** 801  
**Dwelling Value** 138,080

**Building Notes**



| ID | Code | Description        | Area |
|----|------|--------------------|------|
| A  |      | Main Building      | 572  |
| B  | 12   | EGP                | 70   |
| C  | 31   | WDK                | 50   |
| D  | RG1  | GARAGE - WD/CB     | 187  |
| E  | RS2  | METAL UTILITY SHED | 120  |

**Outbuilding Data**

| Type       | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x    | 187    | 187  | 1   | 1947   | D     | A         | 3,550 |
| Metal Shed | 12 x   | 10     | 120  | 1   | 1995   | D     | A         | 580   |

**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      |     | 12  |     |     | 1,450 |
| 2      |     | 31  |     |     | 550   |