

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 79 LOCUST ST

Parcel ID: 101-093

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

721 N MAIN ST

RANDOLPH MA 02368

GENERAL INFORMATION

DASILVA ENTERPRISES LLC

Living Units 1 Neighborhood 210 Alternate ID 25 Vol / Pg 51919/220

District Zoning Class

R1C Residential

Property Notes



101-093 03/16/2020

			Land Information				
Туре		Size	Influence Factors	Influence %	Value		
Primary	SF	7,000			78,400		
Residual	SF	310			230		

Location:

Total Acres: .1678

Spot:

Assessment Information								
	Prior							
Land	78,600	78,600	0	77,600				
Building	254,400	248,100	0	193,000				
Total	333,000	326,700	0	270,600				

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

		Entrance Informa	ation
Date 08/24/20	ID	Entry Code	Source
	GL	Field Review	Other

			Permit Inf	ormation	
Date Issued	Number	Price	Purpose		% Complete
01/17/20	94	1,000	OTHER	Razing Building	
11/27/19	2228	25,000	REMODEL		
05/19/11	54872	2,380	BLDG	Weatherization	0

Sales	/Ownersi	hip History	,
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Transfer Date 11/08/19 11/05/18

Price Type 309,000 Land + Bldg 1 Land + Bldg

Validity Outlier-Written Desc Needed Family Sale

Deed Reference Deed Type 51919/220 Quit Claim 50488/161 Quit Claim 5408/235

Grantee DASILVA ENTERPRISES LLC DENNEHY BONNIE A (LE)



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RESIDENTIAL PROPERTY RECORD CARD 203

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2021

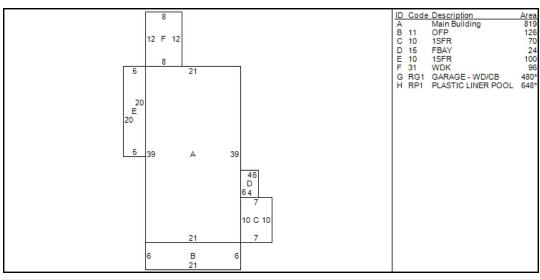
BROCKTON

Dwelling Information Style Colonial Year Built 1920 Story height 2 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt 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 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 6 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 0 % Good Ovr % Complete **Dwelling Computations** 338,500 Base Price % Good 62 **Plumbing** % Good Override 19,251 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adi Factor 1 357,750 Additions 12,220 Subtotal 819 **Ground Floor Area** 1,832 Dwelling Value 234,030 **Total Living Area Building Notes**

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			Outbuilding	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	480	480	1	1920	С	Α	7,920
Pool-Pllin	1 x	648	648	1	1975	С	Α	6,150

Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Model (MH) Model Make (MH)

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		11			2,050	5		31			990
2		10			3,290						
3		15			1,430						
4		10			4,460						