

Situs : 79 LOCUST ST

Parcel ID: 101-093

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DA SILVA ENTERPRISES LLC
721 N MAIN ST
RANDOLPH MA 02368

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	25
Vol / Pg	51919/220
District	
Zoning	R1C
Class	Residential

Property Notes



101-093 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	310			230

Total Acres: .1678
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	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:

Permit Information

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

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/08/19	309,000	Land + Bldg	Outlier-Written Desc Needed	51919/220	Quit Claim	DASILVA ENTERPRISES LLC
11/05/18	1	Land + Bldg	Family Sale	50488/161	Quit Claim	DENNEHY BONNIE A (LE)
				5408/235		

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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

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

Heat Type

Basic

Fuel Type

Oil

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

6

Bath Type

Kitchen Type

Bath Remod

No

Kitchen 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

Base Price

338,500

% Good

62

Plumbing

% Good Override

Basement

19,251

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

Subtotal

357,750

Adj Factor

1

Additions

12,220

Ground Floor Area

819

Dwelling Value

234,030

Total Living Area

1,832

Building Notes

8

12 F 12

8

5

20

20

5

39

A

39

46

D

64

7

10 C 10

7

21

6

B

21

6

ID

Code

Description

Area

A

Main Building

819

B

11

OFF

126

C

10

1SFR

70

D

15

FBAY

24

E

10

1SFR

100

F

31

WDK

96

G

RG1

GARAGE - WD/CB

480*

H

RP1

PLASTIC LINER POOL

648*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 480

480

1

1920

C

A

7,920

Pool-Pllin

1 x 648

648

1

1975

C

A

6,150

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

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