

**Situs : 69 LOCUST ST**

**Parcel ID: 101-095**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

VAN QUAN QUOC  
& KHANH YEN CHUONG  
24 PEACH ST  
BRAINTREE MA 02184

## GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	27
Vol / Pg	09399/00016
District	
Zoning	R1C
Class	Residential

## Property Notes



101-095 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	315		230

Total Acres: .1679  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
01/09/19	CP	Entry & Sign	Ow ner
09/30/14	DR	Not At Home	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	330,300	354,400	0	271,700
Total	408,900	433,000	0	345,400

## 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
12/17/98	30071	5,500	BLDG Strip & Reroof	100
09/16/98	29578	2,000	BLDG Ren.Base/1/2 Ba	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				9399/16		

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### Dwelling Information

Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

## Basement

Basement FBLA Size	Full	# Car	Bsmt Gar
Rec Rm Size	x	FBLA Type	Rec Rm Type

## Heating & Cooling

## Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Steam	Pre-Fab

### Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

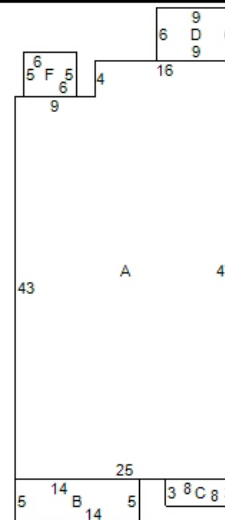
## Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	420,668	% Good	62
Plumbing	19,574	% Good Override	
Basement	23,924	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	25,589	C&D Factor	10
		Adj Factor	1
Subtotal	489,760	Additions	15,130
Ground Floor Area	1,139		
Total Living Area	2,782	Dwelling Value	349,150

## Building Notes



ID	Code	Description	Area
A		Main Building	1139
B	11	OFP	70
C	50/15	BSMT/FBAY	24
D	11/11	OFP/OFP	54
E	14	FUB	72
F	14	FUB	30
G	RG1	GARAGE - WD/CB	320

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	10 x	32	320	1	1925	D	G	5,220

### 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			2,360	5		14			430
2	50	15			7,750						
3		11	11		3,600						
4		14			990						