

<b>Situs : 61 LOCUST ST</b>	<b>Parcel ID: 101-097</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PORTER CORA E 61 LOCUST ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 29 Vol / Pg 52162/50 District Zoning R1C Class Residential

Property Notes
2010 Short/MLS



101-097 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 332			240
Total Acres: .1683				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	221,600	266,200	0	216,900
Total	300,200	344,800	0	290,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

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

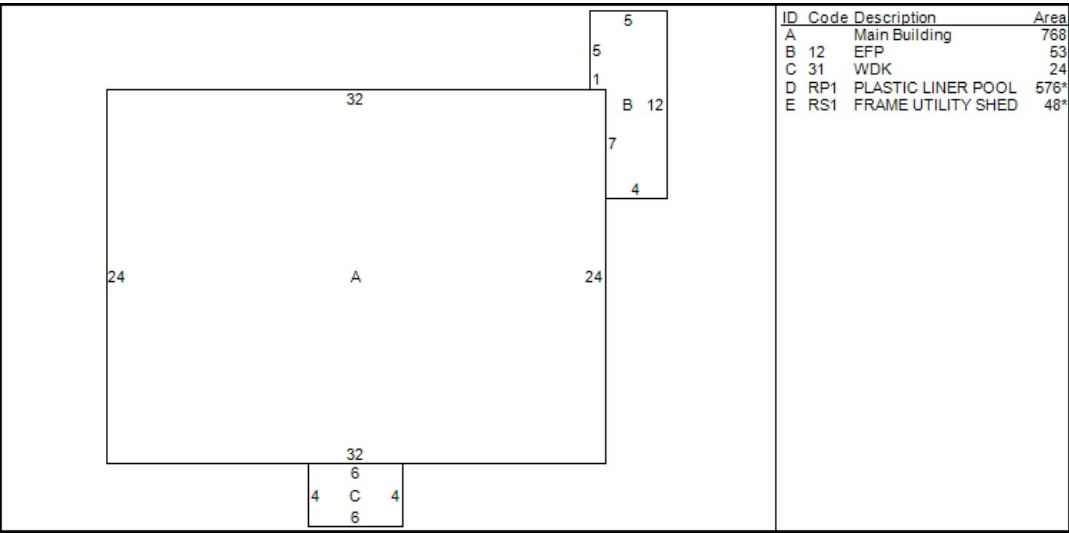
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/11/20	633	300	DECK	
08/22/08	50609	5,000	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/30/19	305,000	Land + Bldg	Valid Sale	52162/50	Quit Claim	PORTER CORA E
04/29/13	180,000	Land + Bldg	Valid Sale	42992/251		BURBANK MOLLY A
10/19/10	150,000	Land + Bldg	Outlier-Written Desc Needed	39137/62		
05/15/07	229,000	Land + Bldg	Valid Sale	34529/60		
08/29/03	264,100	Land + Bldg	Valid Sale	26354/223		

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Dwelling Information			
<b>Style</b>	Cape	<b>Year Built</b>	1958
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	258	<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>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	Yes
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>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	274,031	<b>% Good</b>	81
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	17,143	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	22,117	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	319,330	<b>Additions</b>	1,620
<b>Ground Floor Area</b>	768		
<b>Total Living Area</b>	1,602	<b>Dwelling Value</b>	260,280

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	576	576	1	1979	C	A	5,720
Frame Shed	1 x	48	48	1	1979	C	A	180

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		12			1,300	
2		31			320	