
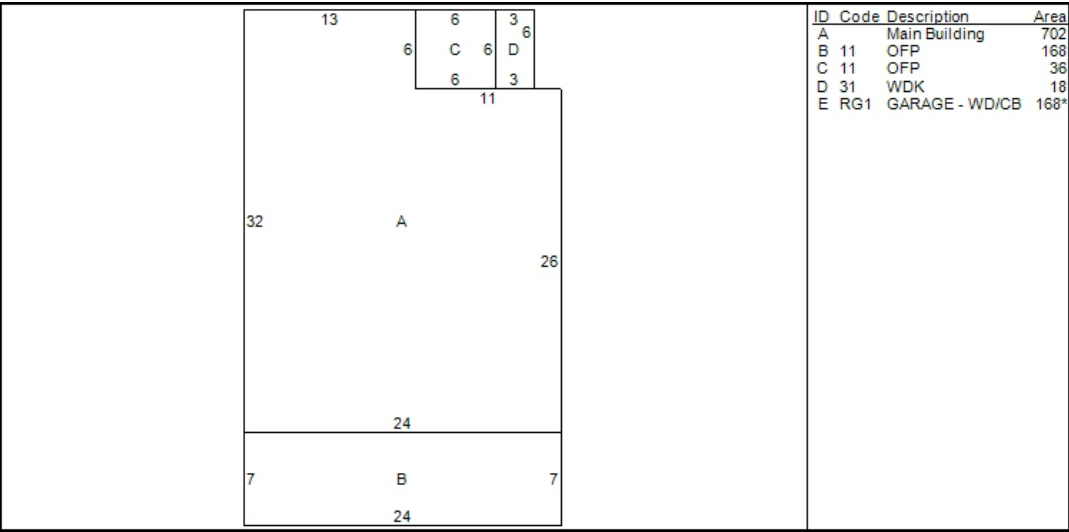


Situs : 57 LOCUST ST		Parcel ID: 101-098		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div></div> <div>101-098 03/16/2020</div>			
ODOM FREDERICK 57 LOCUST ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 30 Vol / Pg 37968/172 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	343			250				
Total Acres: .1686 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,700	78,700	0	73,700				
Building		185,600	193,700	0	180,300				
Total		264,300	272,400	0	254,000				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
08/24/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
10/23/13	B59075	11,273	BLDG	Strip/Reroof			100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/27/09	195,000	Land + Bldg	Valid Sale	37968/172					

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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't 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	1
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			
Base Price	280,528	% Good	62
Plumbing	3,262	% Good Override	
Basement	17,549	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	301,340	Additions	3,480
Ground Floor Area	702		
Total Living Area	1,053	Dwelling Value	190,310

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 14		168	1	1960	D	A	3,400

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		11			2,730	
2		11			560	
3		31			190	