

<b>Situs : 43 LOCUST ST</b>	<b>Parcel ID: 101-101</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AROCHO ANJULI CHALET 43 LOCUST ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 33 Vol / Pg 43943/241 District Zoning R1C Class Residential

Property Notes
2015 NEW GROW
W/101-100



101-101 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 317			230
Total Acres: .168				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	390,800	452,400	0	346,700
Total	469,400	531,000	0	420,400
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
09/05/13	B58809	0	BLDG Demo Garage	100
05/24/12	56539	7,000	BLDG Repair To Prchs	0
04/24/07	48372	500	BLDG Demo 2 Prches,D	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
12/20/13	321,500	Land + Bldg	Sale Of Multiple Parcels	43943/241	
09/16/11	175,000	Land + Bldg	Sale Of Multiple Parcels	40322/287	
06/18/01		Land + Bldg	Undivided Interest	20023/297	
08/01/86	184,900	Land + Bldg	Sale Of Portion/Other Comm		
Grantee AROCHO ANJULI CHALET					

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### Dwelling Information

Style	Two Family	Year Built	1925
Story Height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	2013
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

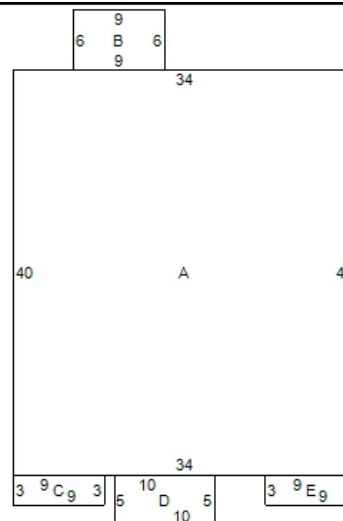
## Grade & Depreciation

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

## Dwelling Computations

Base Price	530,921	% Good	62
Plumbing	10,875	% Good Override	
Basement	30,194	Functional	
Heating	0	Economic	
Attic	32,504	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	604,490	Additions	40,110
Ground Floor Area	1,360		
Total Living Area	3,236	Dwelling Value	452,370

## Building Notes



ID	Code	Description	Area
A		Main Building	1360
B	11/31	OPF/WDK	54
C	50/15/15	BSMT/FBAY/FBAY	27
D	11/11	OPF/OPF	50
E	50/15/15	BSMT/FBAY/FBAY	27

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

## 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	31		3,470
2	50	15	15		16,430
3		11	11		3,780
4	50	15	15		16,430