

Situs : 39 LOCUST ST		Parcel ID: 101-102		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
VOLMAR EMMANUEL C ALICIA Y ORTIZ 39 LOCUST ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 34 Vol / Pg 47138/71 District Zoning R1C Class Residential						
Property Notes									
<div><div></div><div>101-102 03/16/2020</div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,675		77,930					
Total Acres: .1532 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	77,900	77,900	0	73,200					
Building	177,700	163,200	0	162,800					
Total	255,600	241,100	0	236,000					
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					
07/09/04	42211	3,250	BLDG Strip & Reroof	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/01/16	234,000	Land + Bldg	Valid Sale	47138/71	Quit Claim	VOLMAR EMMANUEL C			
01/31/12	142,000	Land + Bldg	Valid Sale	40921/56					

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Class: Single Family Residence

Card: 1 of 1

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Dwelling Information

Style

Cape

Year Built

1940

Story height

1

Eff Year Built

Attic

Full-Fin

Year Remodeled

Exterior Walls

Frame

Amenities

Masonry Trim

x

In-law Apt

No

Color

Yellow

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

300

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Stacks

Fuel Type

Oil

Openings

System Type

Warm Air

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

Yes

Kitchen Remod

Yes

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

175,921

% Good

69

Plumbing

% Good Override

Basement

16,508

Functional

Heating

0

Economic

Attic

28,434

% Complete

Other Features

7,404

C&D Factor

Subtotal

228,270

Adj Factor

1

Additions

5,720

Ground Floor Area

720

Total Living Area

1,108

Dwelling Value

163,230

Building Notes

11

10

10

C

10

B

10

11

10

30

24

A

24

30

ID Code Description Area

A Main Building 720

B 10 1SFR 100

C 31 WDK 110

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

10

4,550

2

31

1,170