

Situs : 20 LOCUST ST	Parcel ID: 101-118	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCCRAY HENRY BERTHA MCCRAY 20 LOCUST ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 2 Vol / Pg 29936/22 District Zoning R1C Class Residential
Property Notes	



101-118 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	200		150
Total Acres: .1653				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	276,900	291,900	0	216,900
Total	355,500	370,500	0	290,500
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

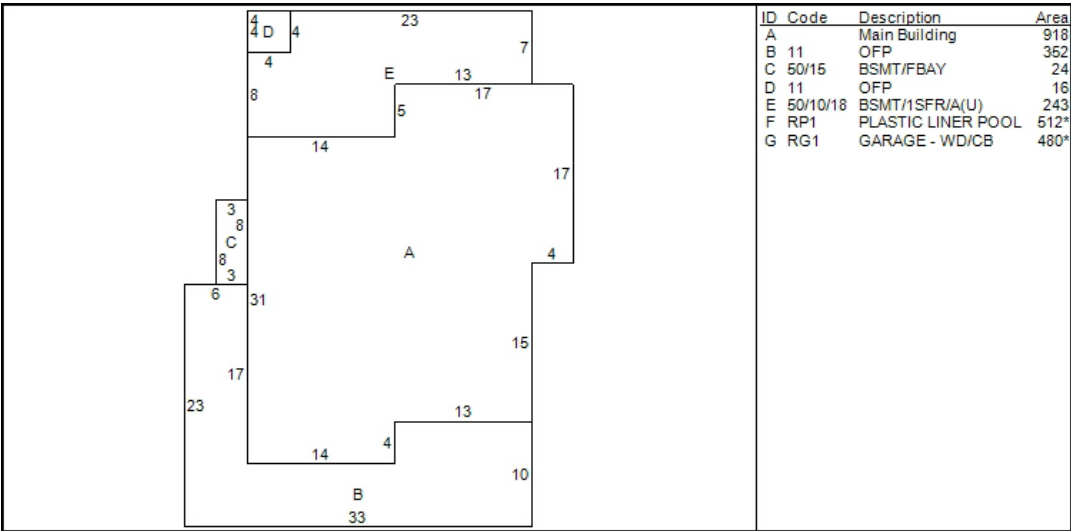
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
02/01/05	329,900	Land + Bldg	Valid Sale	29936/22	
09/30/97	120,500	Land + Bldg	Sale Of Portion/Other Comm	15520	
01/01/94	92,500	Land + Bldg	Valid Sale		

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	377,433	% Good	62
Plumbing	6,766	% Good Override	
Basement	21,465	Functional	
Heating	0	Economic	
Attic	9,243	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	414,910	Additions	21,390
Ground Floor Area	918		
Total Living Area	2,103	Dwelling Value	278,630

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1980	C	A	5,330
Det Garage	1 x	480	480	1	1925	C	A	7,920

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			5,950	
2	50	15			1,800	
3		11			250	
4	50	10	18		13,390	