

Situs : 48 LOCUST ST	Parcel ID: 101-122	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
LOWE CHARLES M JOHN J LOWE ET AL 48 LOCUST ST BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 7 Vol / Pg 32117/21 District Zoning R1C Class Residential

Property Notes



101-122 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 114			80
Total Acres: .1633				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	322,700	320,700	0	223,200
Total	401,200	399,200	0	296,800
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
02/21/05	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/12/11	55426	6,000	BLDG Layover Roof	0
09/03/08	50675	0	BLDG Demo 2 Car Gara	100
08/03/04	42412	1,000	BLDG Rep & Redo Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/26/06		Land + Bldg	Transfer Of Convenience	32117/21		
08/26/02		Land + Bldg	Transfer Of Convenience	22696/205		

Situs : 48 LOCUST ST	Parcel Id: 101-122	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information

Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	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

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

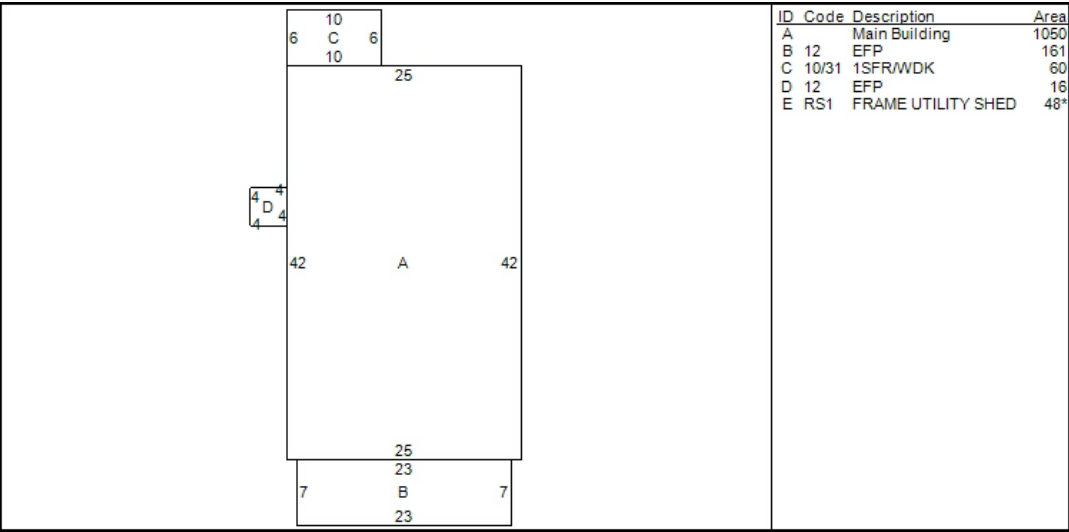
Grade & Depreciation

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

Dwelling Computations

Base Price	397,894	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,628	Functional	
Heating	0	Economic	
Attic	9,744	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	440,050	Additions	20,090
Ground Floor Area	1,050		
Total Living Area	2,160	Dwelling Value	320,210

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2008	C	A	470

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		12			6,450
2		10	31		12,400
3		12			1,240