

Situs : 1160 W ELM ST EX	Parcel ID: 004-167	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
SABA NICHOLAS J 1160 W ELM ST EXT BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 7-1 Vol / Pg 44398/118 District Zoning R1B Class Residential
Property Notes	



004-167 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 15,501			14,730
Total Acres: .5855				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	109,700	109,700	0	105,100
Building	217,800	263,300	0	206,700
Total	327,500	373,000	0	311,800
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
07/31/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/09/14		Land + Bldg	Transfer Of Convenience	44398/118		
08/17/12		Land + Bldg	Court Order/Decree	41813/16		
04/01/91	132,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Cape	Year Built	1990
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Fireplaces

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
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	

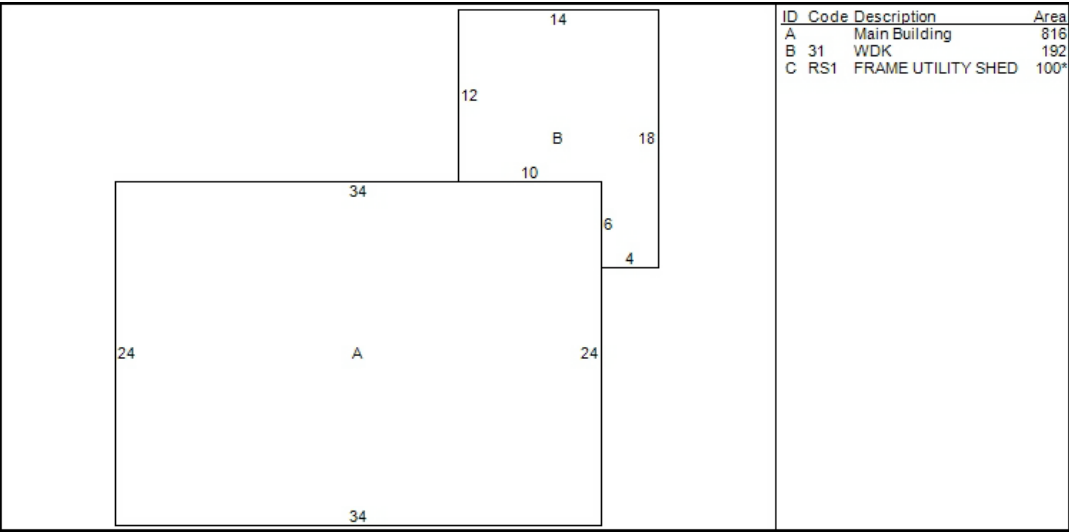
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	284,556	% Good	82
Plumbing	6,041	% Good Override	
Basement	17,801	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	317,780	Additions	2,380
Ground Floor Area	816		
Total Living Area	1,428	Dwelling Value	262,960

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1990	C	A	370

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		31			2,380