

Situs : 1068 W ELM ST EX		Parcel ID: 010-153		Class : Tw o-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MCCARTHY TERESA A 1068 W ELM STREET EXT BROCKTON MA 02301			Living Units 2 Neighborhood 10 Alternate ID 1 Vol / Pg 35504/020 District Zoning R1B Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	23,700			22,520				
Total Acres: .7737 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		117,500	117,500	0	112,600				
Building		298,400	340,600	0	291,200				
Total		415,900	458,100	0	403,800				
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	
04/21/11	54690	4,000	BLDG	Replc	Deck 15x			0	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/15/08	255,100	Land + Bldg	Valid Sale	35504/020					
03/29/07	287,568	Land + Bldg	Repossession	34307/86					
07/06/05	405,000	Land + Bldg	Valid Sale	30865/49					

Situs : 1068 W ELM ST EX

Parcel Id: 010-153

Class: Two-Family

Card: 1 of 1

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**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

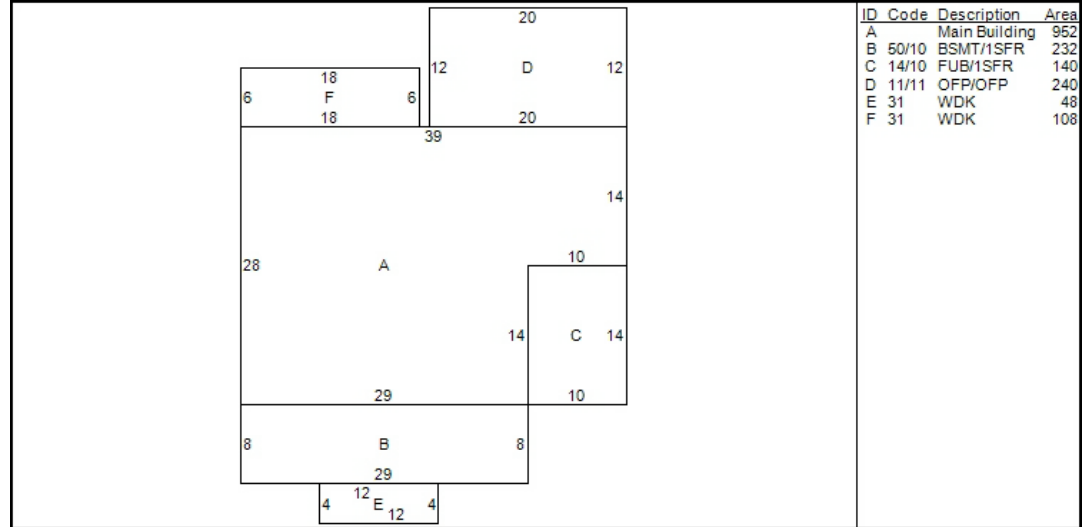
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	372,885	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	21,206	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	403,880	<b>Additions</b>	65,100
<b>Ground Floor Area</b>	952		
<b>Total Living Area</b>	2,276	<b>Dwelling Value</b>	340,550

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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	Line #	Low	1st	2nd	3rd	Value
1	50	10			31,930	5			31		1,920
2		14	10		19,410						
3		11	11		10,790						
4		31			1,050						