

Situs : 1078 W ELM ST EX	Parcel ID: 010-154	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
1078 W ELM ST EXT BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 2 Vol / Pg 05677/00477 District Zoning R1B Class Residential
Property Notes	



010-154 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,480		92,800
Total Acres: .1947 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,800	92,800	0	89,000
Building	220,700	222,200	0	208,800
Total	313,500	315,000	0	297,800
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
08/04/20	CM	Field Review	Other

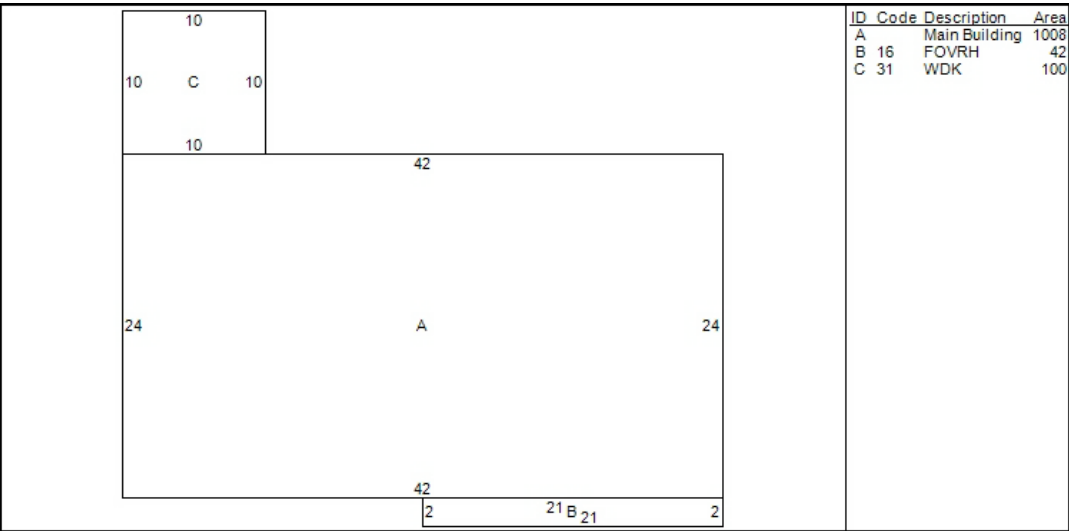
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/10/08	50852	2,000	BLDG Reroof House	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5677/477		

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Dwelling Information			
Style	Split Level	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	x	FBLA Type	
Rec Rm Size	200	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,652	% Good	76
Plumbing	6,525	% Good Override	
Basement	22,019	Functional	
Heating	6,397	Economic	
Attic	0	% Complete	
Other Features	17,440	C&D Factor	
		Adj Factor	1
Subtotal	287,030	Additions	4,030
Ground Floor Area	1,008		
Total Living Area	1,050	Dwelling Value	222,170

Building Notes	



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		16			2,810	
2		31			1,220	