

Situs : 1069 W ELM ST EX	Parcel ID: 011-219	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCCARTHY JOSEPH A EVELYN G MCCARTHY 1069 W ELM ST EXT BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 54 Vol / Pg 03955/00232 District Zoning R1B Class Residential

Property Notes



011-219 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,000		92,100
Total Acres: .1837 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,100	92,100	0	88,400
Building	232,000	250,800	0	219,200
Total	324,100	342,900	0	307,600
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
08/05/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/22/11	55192	2,877	BLDG Pool	0
05/16/11	54845	8,000	BLDG Rebuild Deck	0
08/19/03	40175	4,400	BLDG Strip & Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3955/232		

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**Dwelling Information**

<b>Style</b> Ranch <b>Story height</b> 1 <b>Attic</b> None <b>Exterior Walls</b> Frame <b>Masonry Trim</b> x <b>Color</b> Green	<b>Year Built</b> 1962 <b>Eff Year Built</b> <b>Year Remodeled</b> <b>Amenities</b>  <b>In-law Apt</b> No	
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**Basement**

<b>Basement</b> Full <b>FBLA Size</b> x <b>Rec Rm Size</b> 900	<b># Car Bsm't Gar</b> <b>FBLA Type</b> <b>Rec Rm Type</b>	
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**Heating & Cooling**

<b>Heat Type</b> Basic <b>Fuel Type</b> Gas <b>System Type</b> Hot Water	<b>Fireplaces</b> <b>Stacks</b> 1 <b>Openings</b> 1 <b>Pre-Fab</b>	
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**Room Detail**

<b>Bedrooms</b> 5 <b>Family Rooms</b> 1 <b>Kitchens</b> <b>Total Rooms</b> 9 <b>Kitchen Type</b> <b>Kitchen Remod</b> No	<b>Full Baths</b> 1 <b>Half Baths</b> 1 <b>Extra Fixtures</b>  <b>Bath Type</b> <b>Bath Remod</b> No	
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**Adjustments**

<b>Int vs Ext</b> Same <b>Cathedral Ceiling</b> x	<b>Unfinished Area</b> <b>Unheated Area</b>	
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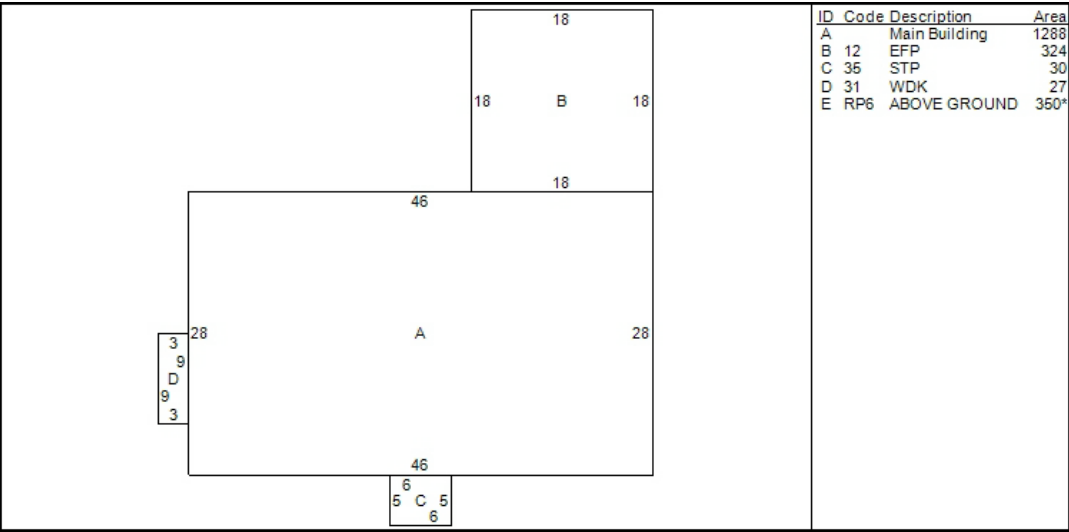
**Grade & Depreciation**

<b>Grade</b> C <b>Condition</b> Good <b>CDU</b> AVERAGE <b>Cost &amp; Design</b> 0 <b>% Complete</b>	<b>Market Adj</b> <b>Functional</b> <b>Economic</b> <b>% Good Ovr</b>	
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**Dwelling Computations**

<b>Base Price</b> 257,617 <b>Plumbing</b> 6,041 <b>Basement</b> 24,174 <b>Heating</b> 0 <b>Attic</b> 0 <b>Other Features</b> 31,595  <b>Subtotal</b> 319,430	<b>% Good</b> 76 <b>% Good Override</b> <b>Functional</b> <b>Economic</b> <b>% Complete</b> <b>C&amp;D Factor</b> <b>Adj Factor</b> 1 <b>Additions</b> 8,050	
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<b>Ground Floor Area</b> 1,288		
<b>Total Living Area</b> 1,288	<b>Dwelling Value</b>	250,820



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	350	350	1	2004	C	A	

**Condominium / Mobile Home Information**

<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>
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**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		12			7,520
2		35			230
3		31			300

**Building Notes**