

Situs : 61 ELLSWORTH ST

Parcel ID: 051-032

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

VAZQUEZ CARMEN L  
61 ELLSWORTH STREET  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 120  
Alternate ID 28  
Vol / Pg 36447/070  
District  
Zoning R3  
Class Residential



051-032 03/21/2020

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,775			76,620

Total Acres: .1326  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	76,600	76,600	0	72,200
Building	346,000	359,900	0	298,100
<b>Total</b>	<b>422,600</b>	<b>436,500</b>	<b>0</b>	<b>370,300</b>

**Manual Override Reason**

**Value Flag** MARKET APPROACH  
**Gross Building:**  
**Base Date of Value** 1/1/2020  
**Effective Date of Value** 1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other
02/24/05	BM	Estimated For Misc Reason	Other
04/26/02	FAB	Estimated For Misc Reason	Other
06/19/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/17/08	50882	6,000	BLDG Flrs, 1 & 2,Kit	0
06/16/04	42038	900	BLDG Remv 2 Stry Sid	100
08/13/02	37366	900	BLDG Hse Inspection	100
12/10/01	35925	10,000	BLDG Vinyl Siding	100
09/14/00	33496	7,800	BLDG Shtrk, Drs, Cab	20

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/08	142,500	Land + Bldg	Valid Sale	36447/070		
03/25/08	337,518	Land + Bldg	Repossession	35764/219		
12/19/05	399,000	Land + Bldg	Valid Sale	31935/304		
01/30/04	335,000	Land + Bldg	Valid Sale	27474/111		
04/09/02	240,000	Land + Bldg	Valid Sale	21872/92		
08/16/99		Land + Bldg	Transfer Of Convenience	17769/48		
06/17/97	69,000	Land + Bldg		15186/258		

Situs : 61 ELLSWORTH ST

Parcel Id: 051-032

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

**Dwelling Information**

**Style** Tw o Family      **Year Built** 1903  
**Story height** 2      **Eff Year Built**  
**Attic** Full-Fin      **Year Remodeled**  
**Exterior Walls** A/V/vinyl      **Amenities**  
**Masonry Trim** x  
**Color** Gray      **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**

**Fireplaces**

**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**

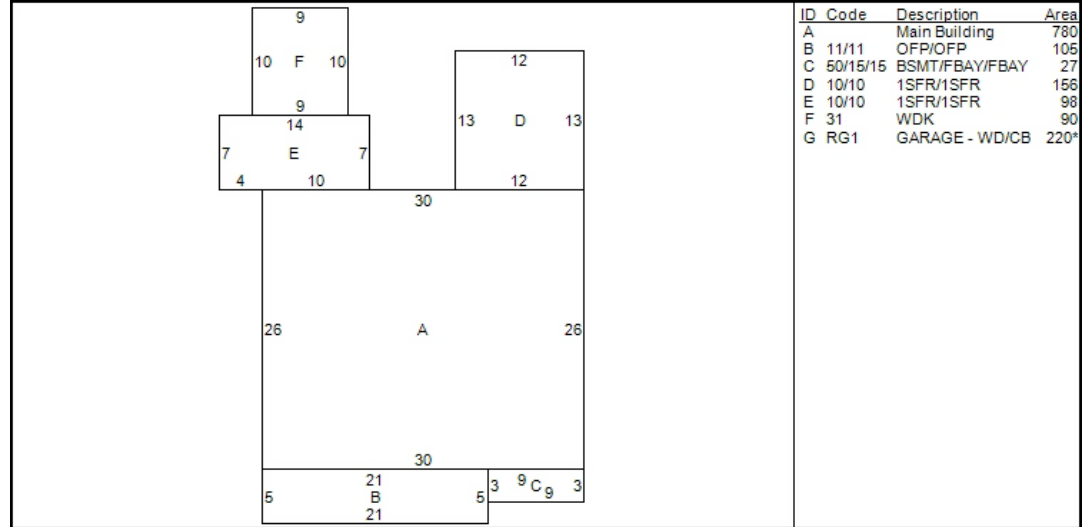
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	328,675	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	18,692	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	32,196	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	389,350	<b>Additions</b>	90,530
<b>Ground Floor Area</b>	780		
<b>Total Living Area</b>	2,434	<b>Dwelling Value</b>	356,070

**Building Notes**



ID Code	Description	Area
A	Main Building	780
B	11/11 OFP/OFP	105
C	50/15/15 BSMT/FBAY/FBAY	27
D	10/10 1SFR/1SFR	156
E	10/10 1SFR/1SFR	98
F	31 WDK	90
G	RG1 GARAGE - WD/CB	220*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	220	220	1	1920	C	F	3,820

**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		11	11		5,770	5			31		1,670
2	50	15	15		14,760						
3		10	10		39,310						
4		10	10		29,020						