

Situs : 57 ELLEN RD

Parcel ID: 159-276

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SIMKINS DALE A
57 ELLEN RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	2
Vol / Pg	50266/254
District	
Zoning	R1C
Class	Residential

Property Notes



159-276 03/18/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	9,050			93,620

Total Acres: .2078
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/28/20	CM	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	93,600	93,600	0	89,800
Building	196,800	194,300	0	182,200
Total	290,400	287,900	0	272,000

Manual Override Reason

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/15/12	B57473	4,800	BLDG Weatherization	0
08/28/12	57061	3,500	BLDG Repair Roof	0

Sales/Ownership History

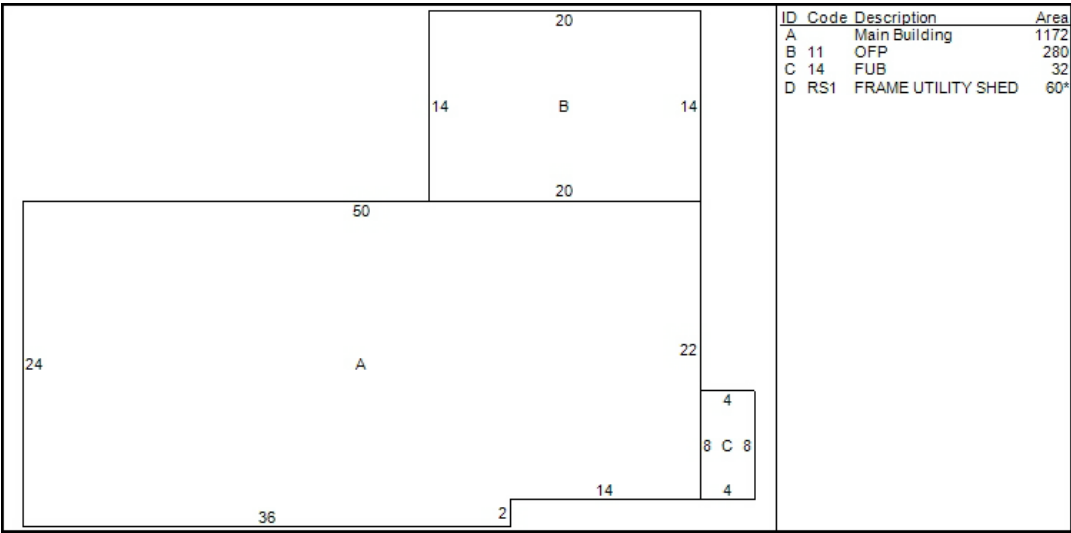
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/07/18	285,000	Land + Bldg	Valid Sale	50266/254	Quit Claim	SIMKINS DALE A
01/01/88	110,000	Land + Bldg	Valid Sale			
06/01/85	79,700	Land + Bldg	Valid Sale			

8249/323

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Dwelling Information			
Style	Ranch Slab	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Pier/Slab	# 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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	240,827	% Good	76
Plumbing		% Good Override	
Basement	7,210	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	248,040	Additions	5,550
Ground Floor Area	1,172		
Total Living Area	1,172	Dwelling Value	194,060

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 10		60	1	1990	C	A	220

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		11			5,170	
2		14			380	