
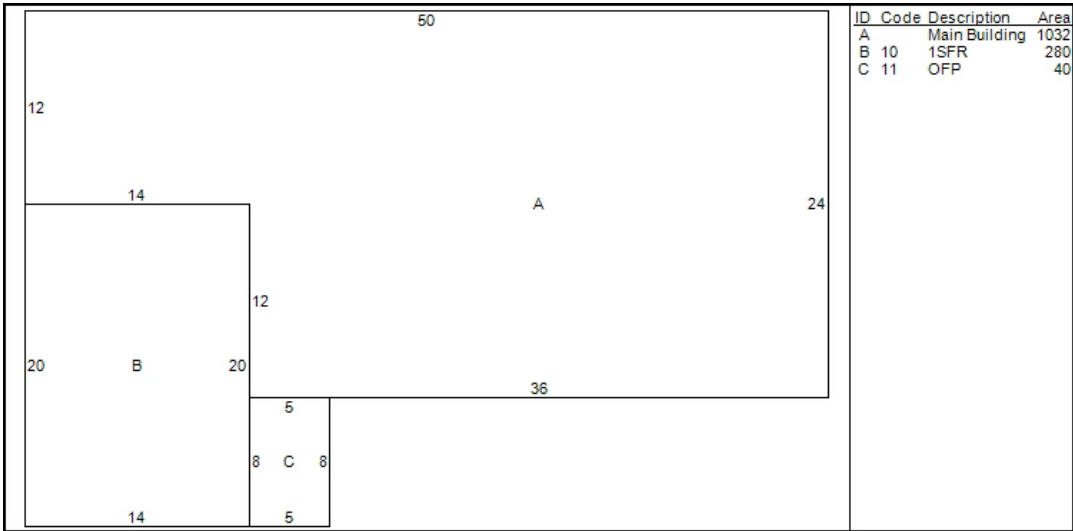


Situs : 12 ELSIE RD		Parcel ID: 178-189		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FOLEY MICHAEL 12 ELSIE RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 30946/77 District Zoning R1C Class Residential						
Property Notes									
<div>178-189 03/16/2020</div> 									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 11,900			94,910					
Total Acres: .2732 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	94,900	94,900	0	83,100					
Building	190,000	189,300	0	184,100					
Total	284,900	284,200	0	267,200					
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					
04/18/03	B39288	5,000	BLDG Swimming Pool	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/18/05	252,000	Land + Bldg	Valid Sale	30946/77					
10/15/02	175,000	Land + Bldg	Valid Sale	23117/85					
06/19/98	89,000	Land + Bldg	Court Order/Decree	16314/161					

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No
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	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	220,779	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	230,810	Additions	13,910
Ground Floor Area	1,032		
Total Living Area	1,312	Dwelling Value	189,330

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		10			13,150	
2		11			760	