

Situs : 20 ELSIE RD

Parcel ID: 178-190

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PRYOR KIMBERLY A TRUSTEE
KAREN N OBED TRUSTEE
20 ELSIE RD
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	3
Vol / Pg	48637/309
District	
Zoning	R1C
Class	Residential

Property Notes



178-190 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	11,900			94.910

Total Acres: .2732
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	94,900	94,900	0	83,100
Building	194,600	203,500	0	204,100
Total	289,500	298,400	0	287,200

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
09/24/14	B60866	1,142	BLDG Redo Back Door	100
09/23/08	50778	8,500	BLDG Int Update	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/06/17	100	Land + Bldg	Transfer Of Convenience	48637/309	Quit Claim	PRYOR KIMBERLY A TRUSTEE
07/22/15	238,900	Land + Bldg	Valid Sale	45826/283		PRYOR KIMBERLY A
10/28/10	1	Land + Bldg	Family Sale	39183/173		
02/13/09	220,000	Land + Bldg	Valid Sale	36800/2		
10/27/08	80,000	Land + Bldg	Court Order/Decree	36478/341		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,562	% Good	76
Plumbing	6,041	% Good Override	
Basement	7,023	Functional	
Heating	6,395	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	257,440	Additions	7,520
Ground Floor Area	1,128		
Total Living Area	1,128	Dwelling Value	203,170

ID	Code	Description	Area
A		Main Building	1128
B	31	WDK	80
C	13	FGAR	324
D	RS1	FRAME UTILITY SHED	100*

The floor plan shows a main building (A) with a total area of 1128 sq ft. It includes a utility shed (D) with an area of 100 sq ft. The main building is divided into several sections with dimensions: 10, 8, 10, 50, 12, 12, 24, 44, 6, 10, 18, 22. The utility shed is located adjacent to the main building.

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	C	A	370

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		31			910	
2		13			6,610	

Building Notes	