

**Situs : 26 ELSIE RD**

**Parcel ID: 178-191**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SIMMONS BEVERLY J  
26 ELSIE RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 4  
Vol / Pg 41710/96  
District  
Zoning R1C  
Class Residential

**Property Notes**



178-191 03/16/2020

**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	194,500	189,900	0	187,100
Total	289,400	284,800	0	270,200

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
06/19/02	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/05/07	49357	3,975	BLDG Strip & Reroof	100
07/17/01	35000	8,000	BLDG Winds, Vinyl Si	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/27/12	176,900	Land + Bldg	Valid Sale	41710/96		

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	1

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	224,788	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,730	<b>Functional</b>	
<b>Heating</b>	6,128	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	3,416	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	241,060	<b>Additions</b>	6,160
<b>Ground Floor Area</b>	1,060		
<b>Total Living Area</b>	1,172	<b>Dwelling Value</b>	189,370

**Building Notes**

ID	Code	Description	Area
A		Main Building	1060
B	10	1SFR	112
C	RS1	FRAME UTILITY SHED	80*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2000	C	A	490

**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>	

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		10			6,160