

Situs : 34 ELSIE RD	Parcel ID: 178-192	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HAYWARD JASON J 34 ELSIE RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 5 Vol / Pg 51183/127 District Zoning R1C Class Residential
Property Notes	



178-192 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	206,400	215,400	0	165,000
Total	301,300	310,300	0	248,100
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
05/21/19	JPO	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/11/19	BP-19-34	3,500	EXTERIOR	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/03/19	349,000	Land + Bldg	Valid Sale	51183/127	Quit Claim	HAYWARD JASON J
12/14/18	167,000	Land + Bldg	Repossession	50625/339		MCLAUGHLIN JAMES
07/17/06		Land + Bldg	Transfer Of Convenience	33036/107		
02/03/03		Land + Bldg	Transfer Of Convenience	24107/83		
07/29/97	98,500	Land + Bldg		15356/333		
08/01/85	72,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2019
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	Warm Air	Pre-Fab

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Better	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	220,779	% Good	85
Plumbing	9,062	% Good Override	
Basement	6,610	Functional	
Heating	6,019	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	242,470	Additions	9,270
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	215,370

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		13			6,380
2		11			680
3		31			2,210