


Situs : 40 ELSIE RD		Parcel ID: 178-193		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div><p>178-193 03/16/2020</p></div>			
LAPIERRE ROBERT A ANDREA G LAPIERRE 40 ELSIE RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 6 Vol / Pg 27413/328 District Zoning R1C Class Residential						
Property Notes									
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		234,000	270,800	0	233,600				
Total		328,900	365,700	0	316,700				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/19/03	40204	22,000	BLDG Roof , Rem Kit,	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/21/04	44,100	Land + Bldg	Court Order/Decree	27413/328					

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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	Brown	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	1
Fuel Type	Electric	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens	1	Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

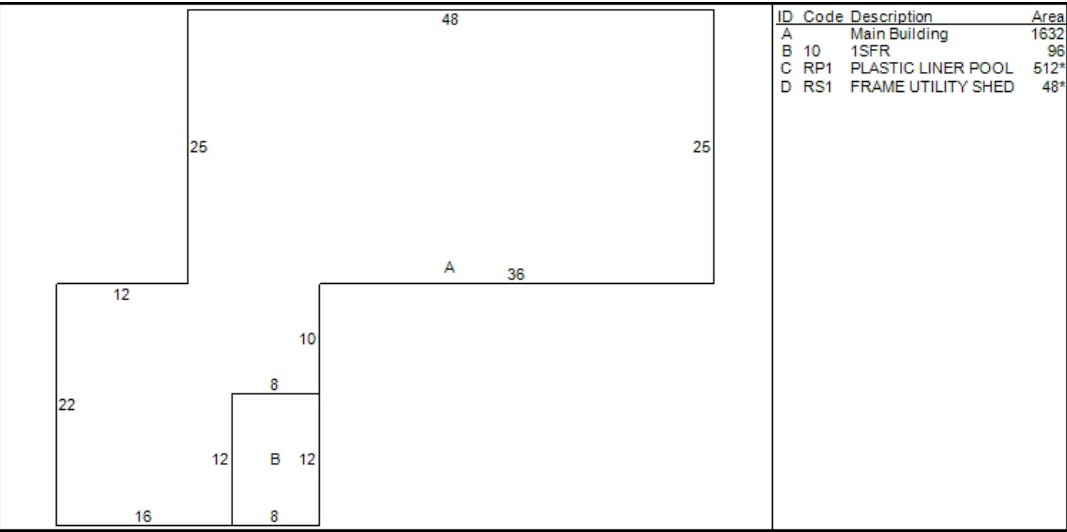
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
	Unfinished Area
	Unheated Area

Grade & Depreciation	
Grade	C
Condition	Good
CDU	AVERAGE
Cost & Design	0
% Complete	
	Market Adj
	Functional
	Economic
	% Good Ovr

Dwelling Computations			
Base Price	307,236	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,199	Functional	
Heating	8,376	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	340,230	Additions	5,320

Ground Floor Area	1,632		
Total Living Area	1,728	Dwelling Value	263,890

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1971	C	G	6,660
Frame Shed	6 x	8	48	1	1971	C	G	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		10			5,320	