

Situs : 46 ELSIE RD	Parcel ID: 178-194	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SWEET RAYMOND JR RAYMOND SWEET SR 46 ELSIE RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 7 Vol / Pg 50702/165 District Zoning R1C Class Residential

Property Notes
12/10 SHORT SALE/MLS



178-194 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,297			95,430
Total Acres: .2823 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,400	95,400	0	83,500
Building	293,500	379,600	0	276,200
Total	388,900	475,000	0	359,700
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
06/04/03	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/06/16	63890	3,000	OTHER Solar Panels	100
06/25/02	37049	70,000	BLDG 2nd Flr Addition	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/07/19	1	Land + Bldg	Transfer Of Convenience	50702/165	Quit Claim	SWEET RAYMOND JR
01/29/15	260,000	Land + Bldg	Valid Sale	45181/179		SWEET RAYMOND JR
12/09/10	224,900	Land + Bldg	Valid Sale	39380/221		
04/01/04	314,900	Land + Bldg	Valid Sale	27865/23		
04/01/04		Land + Bldg	Transfer Of Convenience	27865/22		
10/09/02		Land + Bldg	Transfer Of Convenience	23082/133		

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Dwelling Information

Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

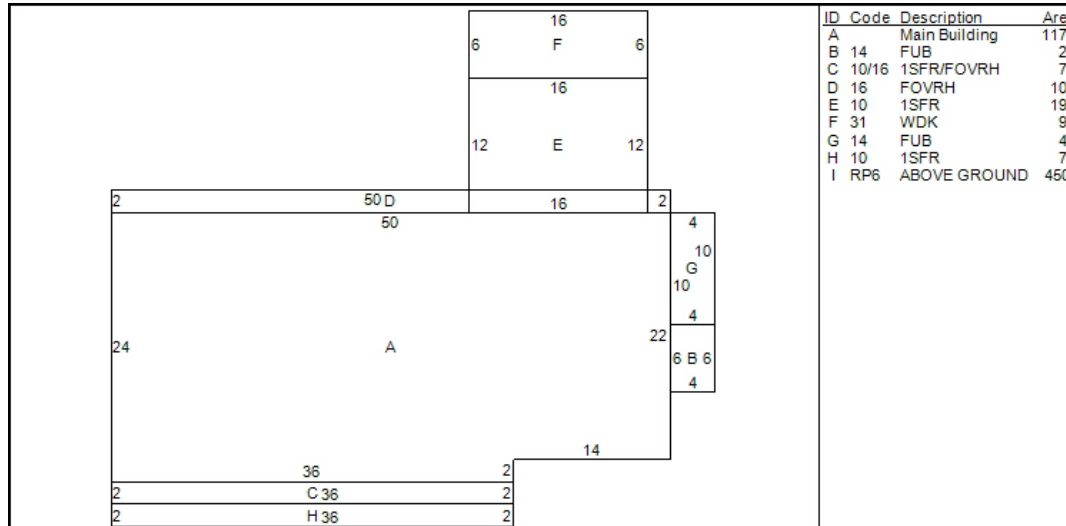
Grade & Depreciation

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

Dwelling Computations

Base Price	429,154	% Good	76
Plumbing	9,787	% Good Override	
Basement	7,787	Functional	
Heating	11,700	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	458,430	Additions	31,150
Ground Floor Area	1,172		
Total Living Area	2,852	Dwelling Value	379,560

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1984	C	A	

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	Line #	Low	1st	2nd	3rd	Value
2		14			300	6		31			1,220
3		10	16		7,900	7		14			460
4			16		5,850	8		10			4,480
5		10			10,940						