

Situs : 54 ELSIE RD	Parcel ID: 178-195	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MIRO JOSEPH OLGA IRIS MORALES MIRO 54 ELSIE RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 8 Vol / Pg 25340/334 District Zoning R1C Class Residential

Property Notes



178-195 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,723			95,990
Total Acres: .2921 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	83,900
Building	208,900	239,300	0	216,400
Total	304,900	335,300	0	300,300
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
05/24/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/22/19	BP-19-1285	30,450	SOLARPANLS	
04/27/15	B61941	2,295	BLDG New Roof	100
07/16/03	39985	13,500	BLDG Vnyl Sid & Trim	100
04/26/00	32575	625	BLDG 24' A/G Round P	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
06/04/03		Land + Bldg	Transfer Of Convenience	25340/334	
02/04/99	102,000	Land + Bldg	Sale After Foreclosure	17123/281	
07/13/98	85,000	Land + Bldg	Repossession	16396/005	
Grantee MIRO JOSEPH					

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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	In-law Apt	No
Color	Brown		

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	Basic	Stacks	1
Fuel Type	Oil	Openings	1
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	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

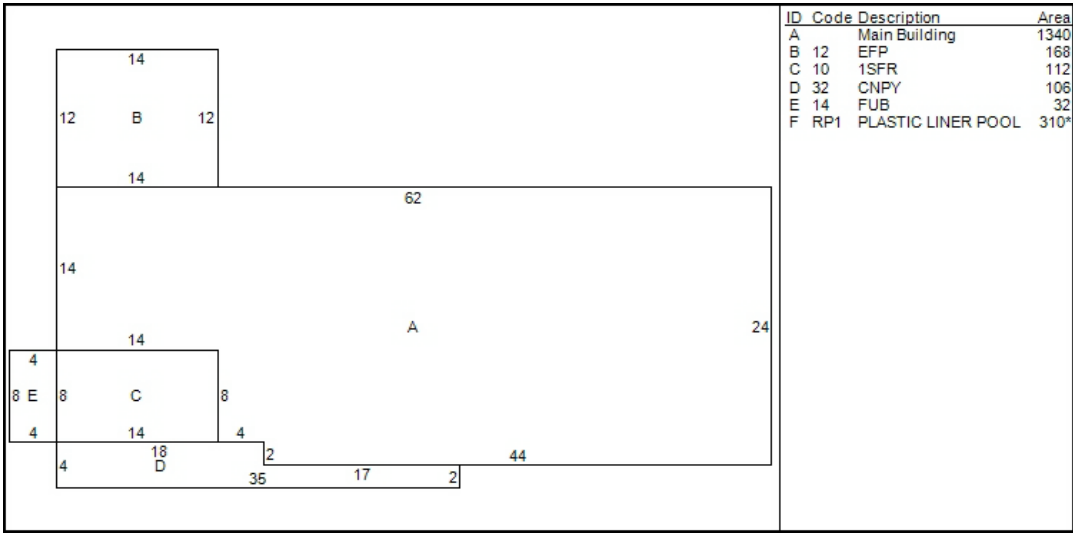
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	265,135	% Good	76
Plumbing	6,041	% Good Override	
Basement	7,938	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	291,910	Additions	10,650

Ground Floor Area	1,340		
Total Living Area	1,452	Dwelling Value	232,500

Building Notes			



ID	Code	Description	Area
A		Main Building	1340
B	12	EFP	168
C	10	1SFR	112
D	32	CNPY	106
E	14	FUB	32
F	RP1	PLASTIC LINER POOL	310

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	310	310	1	2000	C	A	6,780

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		12				3,880
2		10				5,550
3		32				840
5		14				380