


Situs : 60 ELSIE RD		Parcel ID: 178-196		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER HOWARD CARLTON M KELLY HOWARD 60 ELSIE RD BROCKTON MA 02302			GENERAL INFORMATION Living Units 1 Neighborhood 185 Alternate ID 9 Vol / Pg 34038/121 District Zoning R1C Class Residential						
Property Notes									
						178-196 03/16/2020			

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

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
06/09/04	BM	Estimated For Misc Reason	Other

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	96,000	96,000	0	83,900
	Building	269,200	355,400	0	262,600
	Total	365,200	451,400	0	346,500
Manual Override Reason					
		Base Date of Value	1/1/2020		
		Effective Date of Value	1/1/2020		
Value Flag	MARKET APPROACH				
Gross Building:					

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/31/14	B60472	11,000	BLDG	55 Solar Panels	100
06/10/04	41986	78,000	BLDG	Add 2nd Fl+Bath	100
09/04/03	40416	2,000	BLDG	16 X 12 Shed	100
10/01/98	29690	3,950	BLDG	Roof Shingle Rp	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/07		Land + Bldg	Transfer Of Convenience	34038/121		
06/20/05		Land + Bldg	Transfer Of Convenience	30746/266		
04/02/04		Land + Bldg	Transfer Of Convenience	27873/174		
03/18/03		Land + Bldg	Transfer Of Convenience	24521/304		

Situs : 60 ELSIE RD	Parcel Id: 178-196	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

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 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

Heat Type Basic	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 8		
Kitchen Type	Bath Type	
Kitchen Remod No	Bath Remod No	

Adjustments

Int vs Ext Same	Unfinished Area	
Cathedral Ceiling x	Unheated Area	

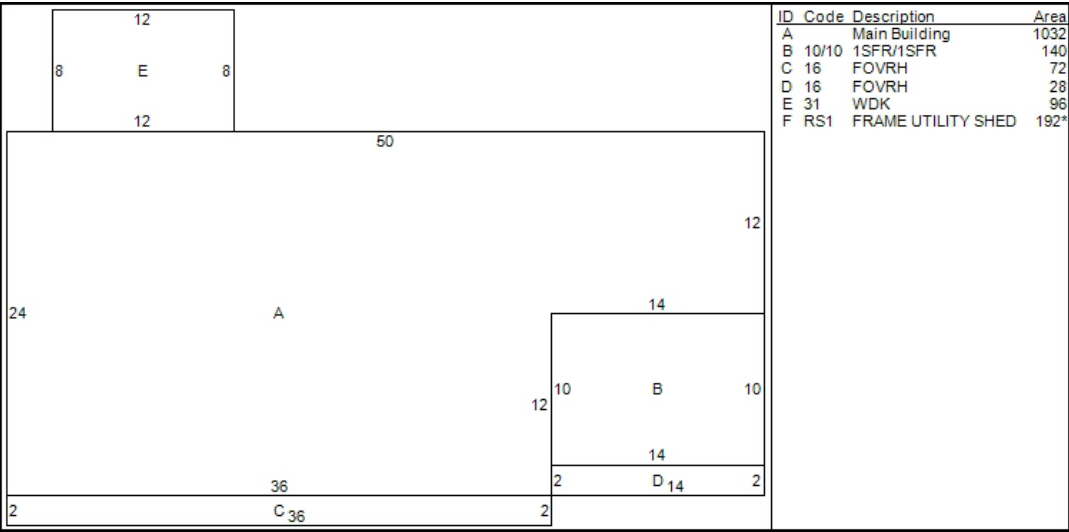
Grade & Depreciation

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

Dwelling Computations

Base Price 393,428	% Good 81	
Plumbing 9,787	% Good Override	
Basement 7,139	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 0	C&D Factor	
	Adj Factor 1	
Subtotal 410,350	Additions 21,470	
Ground Floor Area 1,032		
Total Living Area 2,444	Dwelling Value 353,850	

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	192	192	1	2005	C	A	1,560

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		10	10		13,690
2			16		4,370
3			16		2,110
4		31			1,300