

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

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	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:

Entrance Information

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

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		

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Dwelling Information

Style Colonial	Year Built 1960
Story height 2	Eff Year Built
Attic None	Year Remodeled
Exterior Walls A/V/vinyl	Amenities
Masonry Trim x	In-law Apt No
Color Blue	

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
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	Bath Type
Kitchen Type	Bath Remod No
Kitchen Remod No	

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

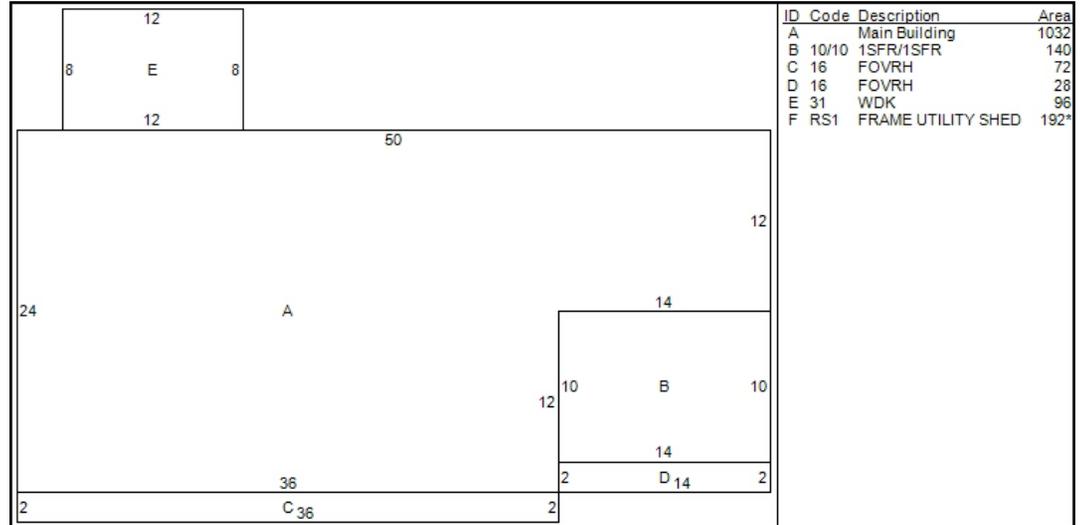
Grade & Depreciation

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 Parking
Model (MH)

Unit Location
Unit View
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