

Situs : 74 ELSIE RD

Parcel ID: 178-198

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

HALL DOUGLAS E
C/O KAITLIN PACHECO
74 ELSIE RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 11
Vol / Pg 35091/1
District
Zoning R1C
Class Residential

Property Notes



178-198 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,295			95,430

Total Acres: .2823
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,400	95,400	0	83,500
Building	171,500	175,900	0	172,000
Total	266,900	271,300	0	255,500

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
06/08/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/11/16	65637	2,600	ROOF/NEW	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/18/07	194,400	Land + Bldg	Valid Sale	35091/1		HALL DOUGLAS E
08/28/98	93,000	Land + Bldg	Change After Sale (Physical)	16553/51		

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Dwelling Information

Style	Ranch Slab	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement FBLA Size Rec Rm Size	Pier/Slab x x	# Car Bsm't Gar FBLA Type Rec Rm Type
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Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

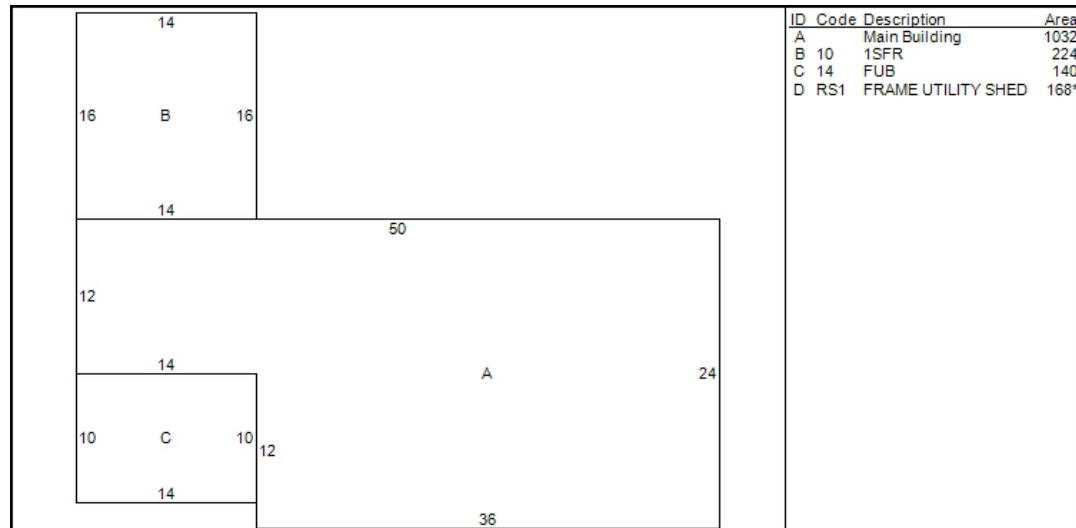
Grade & Depreciation

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

Dwelling Computations

Base Price	220,779	% Good	72
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	227,390	Additions	11,520
Ground Floor Area	1,032		
Total Living Area	1,256	Dwelling Value	175,240

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	168	168	1	1985	C	A	620

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			10,080
2		14			1,440