


Situs : 63 ELSIE RD		Parcel ID: 178-230		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER MCLAUGHLIN JOHN B 63 ELSIE RD BROCKTON MA 02302				GENERAL INFORMATION Living Units 1 Neighborhood 185 Alternate ID 60 Vol / Pg 21095/341 District Zoning R1C Class Residential					
Property Notes 									



178-230 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,120			93,880
<div>Total Acres: .2553</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,900	93,900	0	82,300
Building	177,700	194,300	0	181,300
Total	271,600	288,200	0	263,600
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

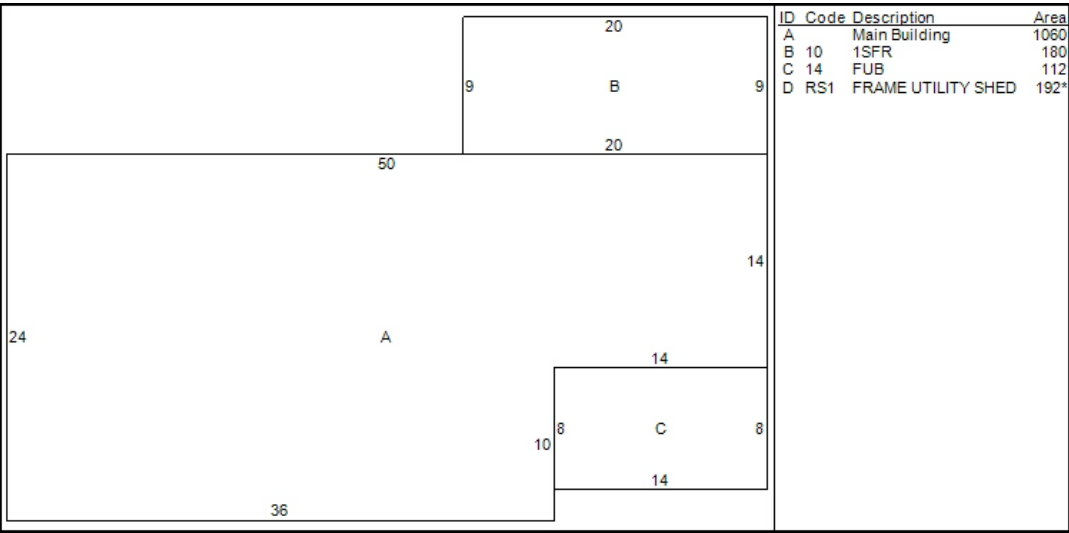
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/25/02	36576	1,750	BLDG 12' X 16' Shed	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/10/01		Land + Bldg	Transfer Of Convenience	21095/341		
03/31/99		Land + Bldg	Transfer Of Convenience	17304/242		
03/05/99	85,000	Land + Bldg	Valid Sale	17218/258		

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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	Tan		
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	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
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	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	240,900	Additions	9,880
Ground Floor Area	1,060		
Total Living Area	1,240	Dwelling Value	192,960

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	192	192	1	2002	C	A	1,310

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			8,660	
2		14			1,220	