

<b>Situs : 55 ELSIE RD</b>	<b>Parcel ID: 178-231</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
MORRIS TOMMY JR JENNIFER HALL 55 ELSIE ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 61 Vol / Pg 50844/310 District Zoning R1C Class Residential

Property Notes



178-231 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,034			93,760
Total Acres: .2533 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,800	93,800	0	82,200
Building	169,200	165,400	0	151,400
Total	263,000	259,200	0	233,600
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

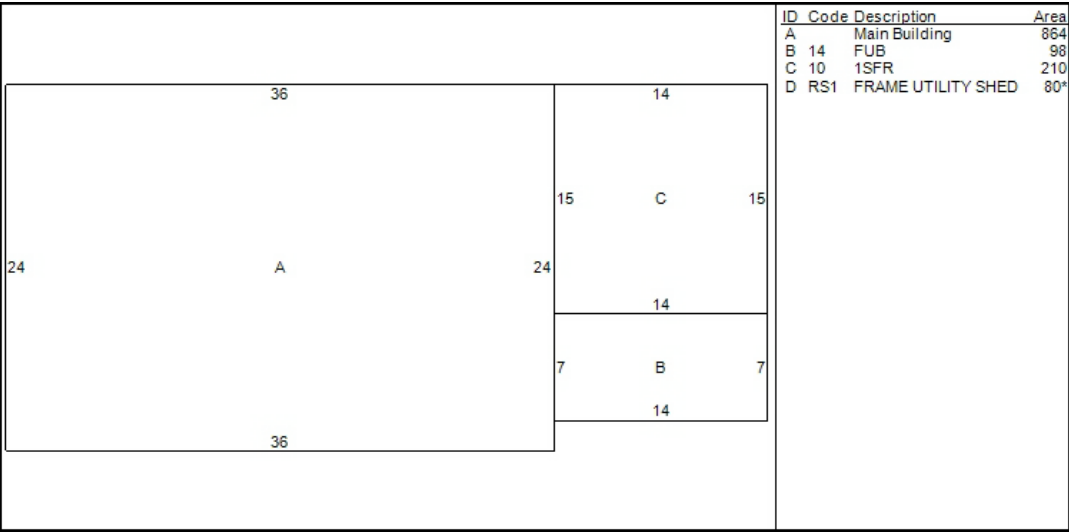
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/26/19	285,000	Land + Bldg	Family Sale	50844/310	Quit Claim	MORRIS TOMMY JR
06/17/08	100	Land + Bldg	Family Sale	36083/087		
07/01/88	123,000	Land + Bldg	Valid Sale			
02/01/88	117,000	Land + Bldg	Valid Sale			

Situs : 55 ELSIE RD	Parcel Id: 178-231	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	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		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	11,020
Ground Floor Area	864		
Total Living Area	1,074	Dwelling Value	164,810

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2003	C	A	590

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		14			1,060	
2		10			9,960	