

Situs : 49 ELSIE RD

Parcel ID: 178-232

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

KIMBER PETER C
49 ELSIE RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	62
Vol / Pg	37846/73
District	
Zoning	R1C
Class	Residential

Property Notes



178-232 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	11,210			94,000

Total Acres: .2573
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	94,000	94,000	0	82,400
Building	195,000	216,900	0	197,900
Total	289,000	310,900	0	280,300

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
07/23/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/13/18	70048	14,080	SOLARPANLS	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/09	123,000	Land + Bldg	Outlier-Written Desc Needed	37846/73		
01/25/00		Land + Bldg	Family Sale	18226/225		

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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	In-law Apt	No
Color	Other		
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	1
Kitchens		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	246,430	Additions	29,640
Ground Floor Area	1,056		
Total Living Area	1,704	Dwelling Value	216,930

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			29,640	