

<b>Situs : 35 ELSIE RD</b>	<b>Parcel ID: 178-234</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COUTURIER MICHELLE A NATHAN C GARRISON 35 ELSIE RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 64 Vol / Pg 49267/319 District Zoning R1C Class Residential

Property Notes



178-234 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,900			94,910
Total Acres: .2732 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,900	94,900	0	83,100
Building	191,000	202,400	0	199,300
Total	285,900	297,300	0	282,400
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
06/01/98	FT	Not At Home	Other

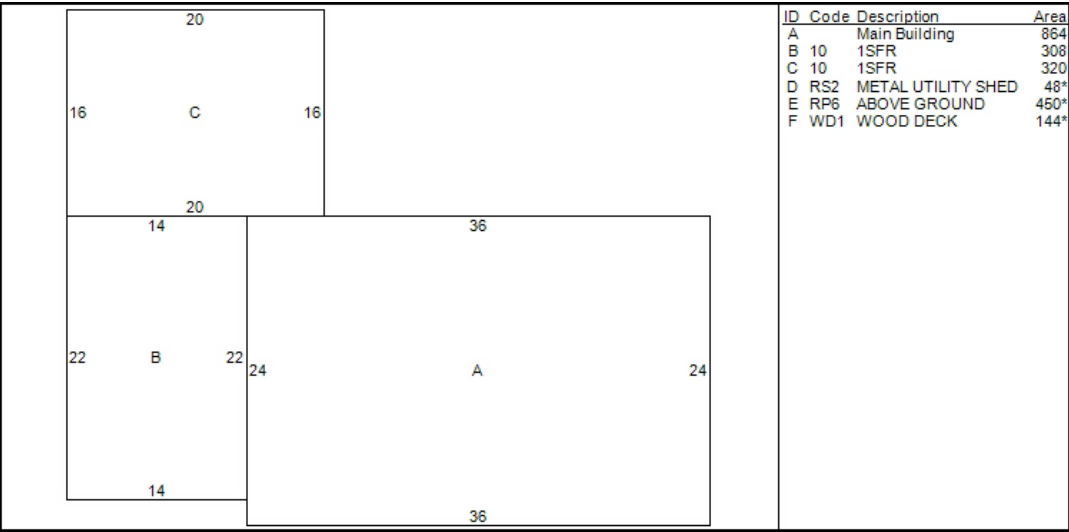
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/26/13	B58466	4,200	BLDG 24' A/G Pool	100
04/02/12	56269	3,500	BLDG Remodel Kitchen	0
04/11/97	27260	2,500	BLDG Deck W/Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/06/17	264,000	Land + Bldg	Valid Sale	49267/319	Quit Claim	COUTURIER MICHELLE A
04/29/05	292,500	Land + Bldg	Valid Sale	30439/158		
10/15/01		Land + Bldg	Transfer Of Convenience	20700/328		
11/19/99	138,500	Land + Bldg	Valid Sale	18056/182		
02/01/89	119,950	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes
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	196,470	% Good	82
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	205,770	Additions	31,570
Ground Floor Area	864		
Total Living Area	1,492	Dwelling Value	200,300

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 48		48	1	1980	C	A	240
Ag Pool	1 x 450		450	1	2012	C	A	
Wood Deck	12 x 12		144	1	2012	C	A	1,840

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			15,500	
2		10			16,070	