

Situs : 27 ELSIE RD	Parcel ID: 178-235	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MIRMA VILJEAN RHODE VILJEAN CHEDELIN 27 ELSIE ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 65 Vol / Pg 51672/57 District Zoning R1C Class Residential
Property Notes	
09/2015 SHORT SALE W/APPROVAL	



178-235 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,900			94,910
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: .2732 Location: </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,900	94,900	0	83,100
Building	235,500	282,100	0	222,700
Total	330,400	377,000	0	305,800
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
08/18/20	JR	Field Review	Other
10/31/17	H&P	Field Review	Other
04/26/17	CJP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/24/16	65365	7,293	INS	100
10/01/15	B63186	3,950	BLDG Strip/Reroof	100
03/31/10	52957	6,500	BLDG Redo Bathrm	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/20/19	365,000	Land + Bldg	Valid Sale	51672/57	Quit Claim	MIRMA VILJEAN RHODE
12/23/15	245,000	Land + Bldg	Valid Sale	46425/236		LUYO ERICA
11/05/15		Land + Bldg	Transfer Of Convenience	46243/144		BUTLER WAYNE TR
09/08/15	131,000	Land + Bldg	Outlier-Written Desc Needed	46015/184		BUTLER WAYNE
01/18/07		Land + Bldg	Transfer Of Convenience	33988/11		
04/27/01		Land + Bldg	Sale Of Portion/Other Comm	19738/178		
10/29/99	126,500	Land + Bldg	Valid Sale	17998/322		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

Tan

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1960

2010

2015

Yes

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Electric

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

4

7

Modern

Yes

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

1

3

Modern

Yes

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

281,173

24,166

8,418

0

0

9,382

323,140

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

87

1

960

Ground Floor Area

Total Living Area

Dwelling Value

1,452

1,452

282,090

Building Notes

62

24

44

2

17

35

2

18

4

22

A

B

ID

Code

Description

Area

A

32

CNPY

1452

106

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

2

32

960