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|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 21 ELSIE RD | Parcel ID: 178-236 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| KELLEY STEPHEN T 21 ELSIE RD BROCKTON MA 02302 | Living Units 1 Neighborhood 185 Alternate ID 66 Vol / Pg 15949/242 District Zoning R1C Class Residential |
| Property Notes | |
| | |



178-236 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 | 181,600 | 174,900 | 0 | 162,100 |
| Total | 276,500 | 269,800 | 0 | 245,200 |
| 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 |

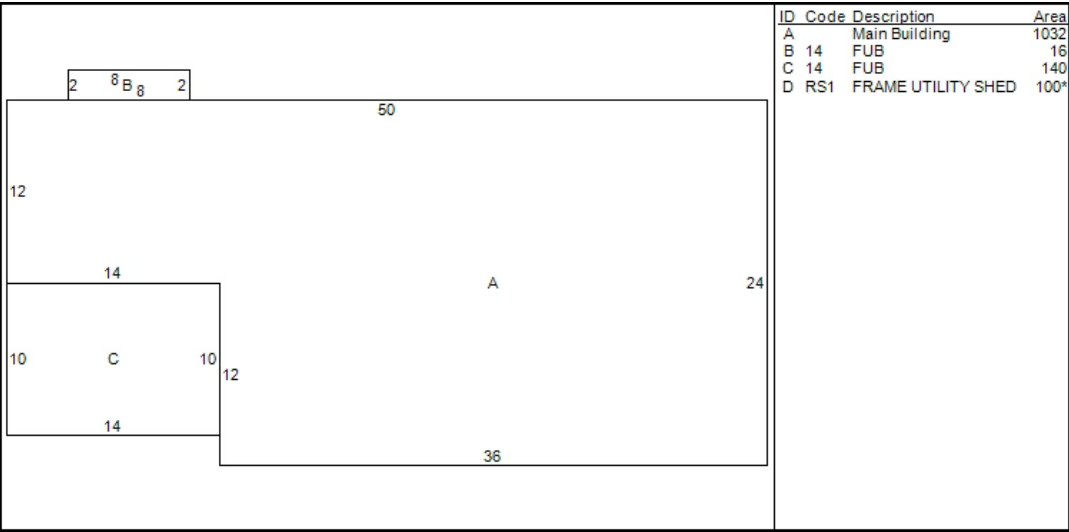
| Permit Information | | | | |
|--------------------|--------|--------|--------------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 06/24/19 | 1080 | 14,924 | ROOF/NEW Window s/Siding | |

| Sales/Ownership History | | | | | |
|-----------------------------|-------|-------------|-------------|----------------|-----------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type |
| 03/03/98 | | Land + Bldg | Family Sale | 15949/242 | |
| 01/13/98 | | Land + Bldg | Family Sale | 15802/272 | |
| Grantee KELLEY STEPHEN T | | | | | |

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|---------------------|--------------------|--------------------------------|--------------|---------------------------|
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| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | Ranch Slab | Year Built | 1959 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | | |
| Color | Blue | 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 | 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 | Average | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 220,779 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 6,610 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 227,390 | Additions | 1,670 |
| Ground Floor Area | 1,032 | | |
| Total Living Area | 1,032 | Dwelling Value | 174,490 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x 100 | | 100 | 1 | 1960 | C | A | 370 |

| 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 | | | 150 | |
| 2 | | 14 | | | 1,520 | |