

Situs : 15 ELSIE RD	Parcel ID: 178-237	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HAMILTON NANCY ELLEN 15 ELSIE RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 67 Vol / Pg 17381/159 District Zoning R1C Class Residential

Property Notes



178-237 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	196,300	199,600	0	189,500
Total	291,200	294,500	0	272,600
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
08/18/20	JR	Field Review	Other

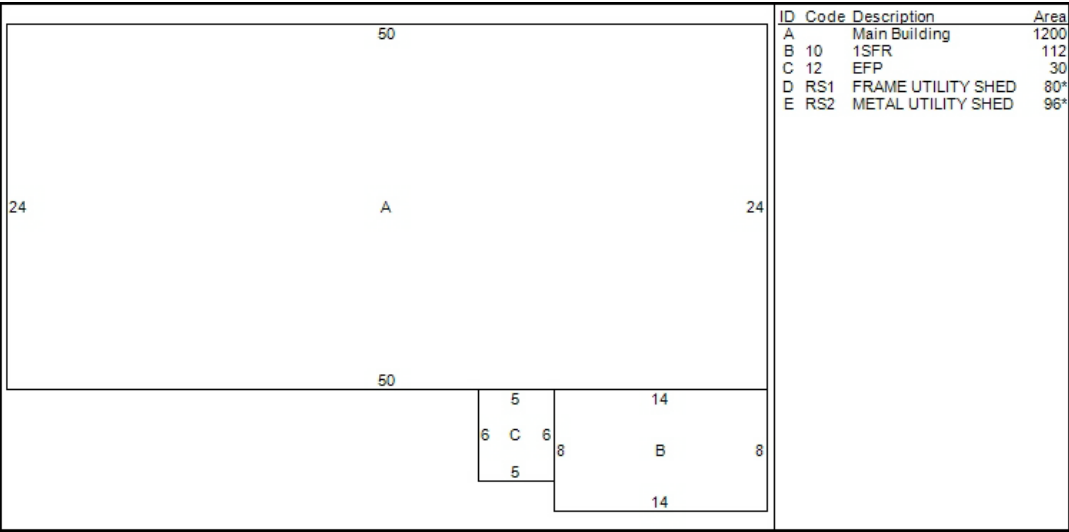
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/26/99		Land + Bldg	Sale Of Portion/Other Comm	17381/159		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	4	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	245,087	% Good	76
Plumbing		% Good Override	
Basement	7,338	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	252,430	Additions	6,230
Ground Floor Area	1,200		
Total Living Area	1,312	Dwelling Value	198,080

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	2003	C	A	590
Metal Shed	1 x 96		96	1	2003	C	A	950

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			5,550	
2		12			680	