

**Situs : 5 ELSIE RD**

**Parcel ID: 178-238**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

RUSHTON DAVID A  
PATRICIA A SPRING  
5 ELSIE RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 68  
Vol / Pg 46467/113  
District  
Zoning R1C  
Class Residential

**Property Notes**



178-238 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,798			94,770

Total Acres: .2708  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	94,800	94,800	0	83,000
Building	216,600	251,100	0	225,100
Total	311,400	345,900	0	308,100

**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
12/04/12	B57558	8,000	BLDG Roof/Shingles	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/06/16	126,500	Land + Bldg	Private Sale No Put On Market	46467/113	Quit Claim	RUSHTON DAVID A
08/10/12	126,500	Land + Bldg	Sale After Foreclosure	41782/342		
02/22/12	148,750	Land + Bldg	Repossession	41001/201		
02/28/02	181,800	Land + Bldg	Valid Sale	21630/68		
05/01/87	119,000	Land + Bldg	Valid Sale			
08/01/83	59,900	Land + Bldg				

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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	Brown		
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	2
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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	281,173	% Good	76
Plumbing	6,041	% Good Override	
Basement	8,418	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	18,764	C&D Factor	
		Adj Factor	1
Subtotal	314,400	Additions	5,550
Ground Floor Area	1,452		
Total Living Area	1,452	Dwelling Value	244,490

ID	Code	Description	Area
A		Main Building	1452
B	31	WDK	81
C	11	OFF	180
D	14	FUB	40
E	32	CNPY	106
F	RP1	PLASTIC LINER POOL	512*
G	RS1	FRAME UTILITY SHED	100*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1965	C	A	5,330
Frame Shed	10 x	10	100	1	2012	C	A	1,250

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		31			910	
2		11			3,340	
3		14			460	
4		32			840	

Building Notes	