

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

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 Class R1C Residential

**Property Notes** 



178-238 03/16/2020

Land Information					
Туре		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

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Information		
<b>Date</b>	<b>ID</b>	Entry Code	<b>Source</b>	
08/18/20	JR	Field Review	Other	

		Permit Inf	ormation	
<b>Date Issued</b> 12/04/12	Number B57558	<b>Purpose</b> BLDG	Roof/Shingles	<b>% Complete</b> 0

Sales/Ownership History

Transfer Date	Price	Type
01/06/16	126,500	Land + Bldg
08/10/12	126,500	Land + Bldg
02/22/12	148,750	Land + Bldg
02/28/02	181,800	Land + Bldg
05/01/87	119,000	Land + Bldg
08/01/83	59,900	Land + Bldg

Validity Private Sale No Put On Market Sale After Foreclosure Repossession Valid Sale Valid Sale

Deed Reference Deed Type 46467/113 41782/342 41001/201 21630/68

Quit Claim

Grantee RUSHTON DAVID A Story height 1

Exterior Walls Al/Vinyl Masonry Trim x

Int vs Ext Same

Cathedral Ceiling X

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		Dwelling Information	
Style height Attic r Walls y Trim Color	None Al/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
		Basement	

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Basement	Pier/Slab	# Car Bsmt Gar
FBLA Size	х	FBLA Type
Rec Rm Size	х	Rec Rm Type

Heating	& Cooling	Fireplaces	;
Heat Type Fuel Type System Type	Oil	Stacks Openings Pre-Fab	

**Room Detail** 

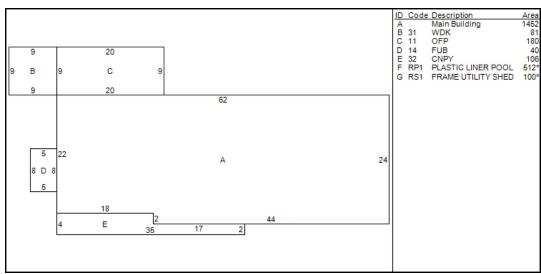
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments
Unfinished Area
Unheated Area

		Grade & Depreciation
Grade	С	Market Adj
Condition		Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

70 CCIII pioto			
	Dwelling (	Computations	
Base Price	281,173	<b>% Good</b> 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	
round Floor Area	1,452		
Total Living Area	1,452	Dwelling Value 244,490	
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Building Notes
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		(	Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	512	512	1	1965	С	Α	5,330
Frame Shed	10 x	10	100	1	2012	С	Α	1,250

Conde	ominium / 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		