

Situs : 210 ELSIE RD

Parcel ID: 179-030

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BRANDAO JOSE T
JULIA E BRANDAO
210 ELSIE RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 30
Vol / Pg LC/111133
District
Zoning R1C
Class Residential

Property Notes



179-030 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,460		89,050

Total Acres: .1713
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,100	89,100	0	78,600
Building	186,400	172,800	0	170,500
Total	275,500	261,900	0	249,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/18/20	JR	Field Review	Other
09/06/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/21/15	B62587	136,000	BLDG Disability Acces	100
02/05/15	B61541	5,200	BLDG Insulation	100
05/15/06	46427	13,892	BLDG Strip & Reroof	0
05/09/06	46391	27,408	BLDG Vinyl Side, Win	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/07	225,000	Land + Bldg	Sale Of Multiple Parcels	LC/111133		

Situs : 210 ELSIE RD		Parcel Id: 179-030		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
----------------------	--	--------------------	--	--------------------------------	--	--------------	--	---------------------------	--

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	White		

Basement

Basement	Pier/Slab	# Car Bsm t Gar	FBLA Type
FBLA Size	x	Rec Rm Type	
Rec Rm Size	x		

Heating & Cooling

Heat Type	Basic	Stacks	Fireplaces
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	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	Cathedral Ceiling
	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	18,760
Ground Floor Area	864		
Total Living Area	1,172	Dwelling Value	172,550

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 10		60	1	1980	C	A	220

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			14,360
2		33			2,430
3		14			300
4		30			1,670

Building Notes