



## Property Information      Request Information      Update Information

File#:	BS-X01693-5527937329	Requested Date:	07/17/2024	Update Requested:
Owner:	LANGLEY ALANA	Branch:		Requested By:
Address 1:	83 ELSIE RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROCKTON, MA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per City of Brockton Department of Zoning there are no Code Violation cases on this property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# 508-580-7123

**PERMITS**      Per City of Brockton Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# 508-580-7123

**SPECIAL ASSESSMENTS**      Per City of Brockton Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# (508) 580-7130 EXT 6

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

**DEMOLITION**      NO

**UTILITIES**      Water, Sewer & Garbage  
 Account #: N/A  
 Payment Status: N/A  
 Status: Pvt & Non-Lienable  
 Amount: N/A  
 Good Thru: N/A  
 Account Active: Yes  
 Collector: Brockton Water Department  
 Payable: 39 Montauk Rd, Brockton, MA 02301  
 Business # 508-580-7143

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

**Situs : 83 ELSIE RD**

**Parcel ID: 178-227**

**Class: Single Family Residence**

Card: 1 of 1

Printed: July 15, 2024

**CURRENT OWNER**  
 LANGLEY ALANA  
 83 ELSIE ROAD  
 BROCKTON MA 02302

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 185  
 Alternate ID 57  
 Vol / Pg 44057/15  
 District  
 Zoning R1C  
 Class Residential



178-227 03/16/2020

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,712			161,380

Total Acres: .2689  
 Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	161,400	161,400	0	161,400
Building	183,900	200,600	0	183,900
<b>Total</b>	<b>345,300</b>	<b>362,000</b>	<b>0</b>	<b>345,300</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/06/14	1	Land + Bldg	Court Order/Decree	44057/15		
04/12/07	234,300	Land + Bldg	Valid Sale	34377/250		
03/30/01	151,500	Land + Bldg	Valid Sale	19580/281		
08/02/99	115,000	Land + Bldg	Valid Sale	17730/22		



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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Gray		

Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsmt Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

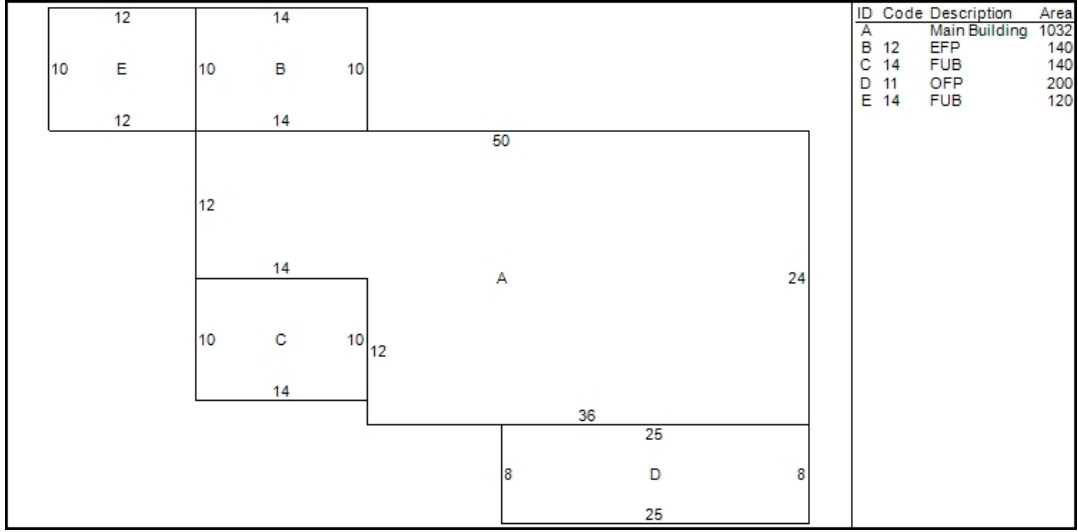
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	242,451	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	7,260	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	249,710	<b>Additions</b>	10,860

<b>Ground Floor Area</b>	1,032		
<b>Total Living Area</b>	1,032	<b>Dwelling Value</b>	200,640

**Building Notes**



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information			
<b>Complex Name</b>		<b>Unit Number</b>	
<b>Condo Model</b>		<b>Unit Level</b>	
		<b>Unit Parking</b>	
		<b>Model (MH)</b>	
		<b>Unit Location</b>	
		<b>Unit View</b>	
		<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			3,570	
2		14			1,750	
3		11			4,100	
4		14			1,440	



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| indicates a required field

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Permits ▼

| Address:

83 ELSIE



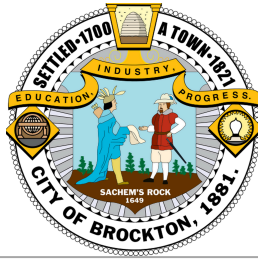
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Permit #	Address	Permit Type	Sub Type	Status	Issue Date	Work Description
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