

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
Total	345,300	362,000	0	345,300

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

Basement			
Basement	Pier/Slab	# Car Bsmt 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	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

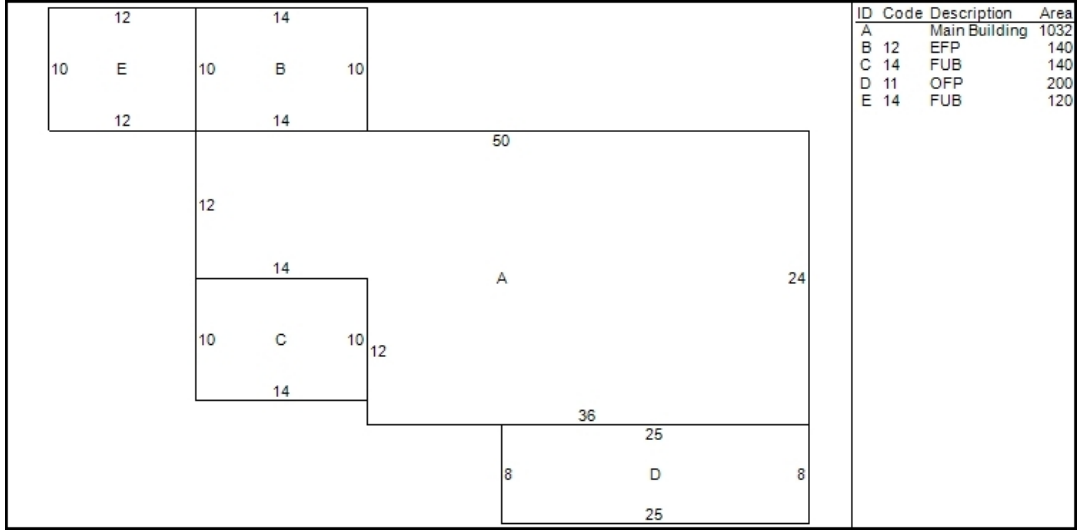
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

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

Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	200,640

Building Notes



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

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		12			3,570	
2		14			1,750	
3		11			4,100	
4		14			1,440	