

Situs : 15 CARRLYN RD

Parcel ID: 012-059

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

15 CARRLYN ROAD
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	10
Alternate ID	14
Vol / Pg	31176/078
District	
Zoning	R1B
Class	Residential

Property Notes



012-059 03/21/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	5,000			4,750

Total Acres: .3444
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	99,800	99,800	0	95,600
Building	248,100	314,600	0	216,600
Total	347,900	414,400	0	312,200

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/06/20	CM	Field Review	Other
07/15/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/29/18	BPA 18 319	6,000	EXTERIOR	100
08/26/05	44774	18,000	BLDG	0

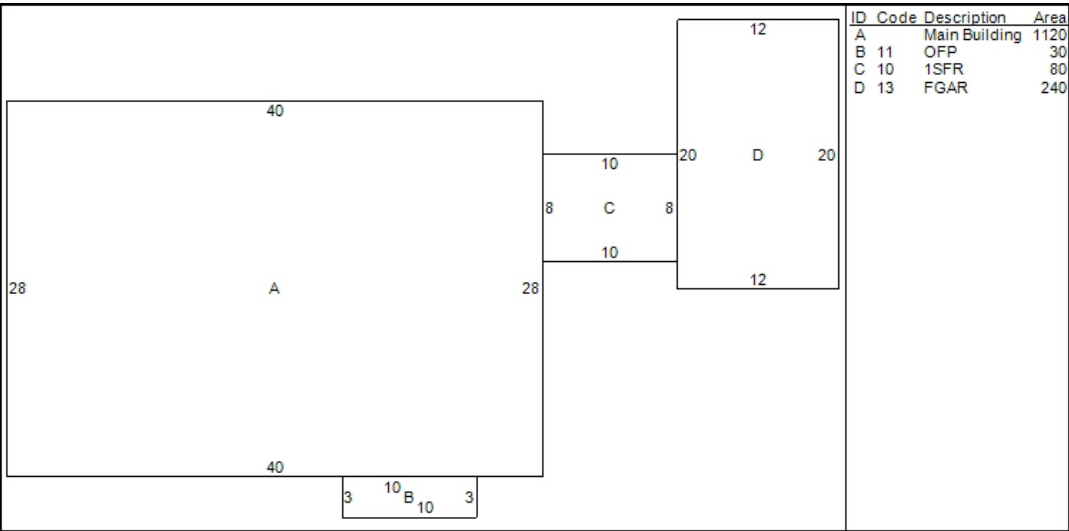
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/19/05	305,500	Land + Bldg	Change After Sale (Physical)	31176/078		

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Dwelling Information			
Style Cape Story height 1.7 Attic None Exterior Walls Al/Vinyl Masonry Trim x Color Gray	Year Built 1955 Eff Year Built Year Remodeled Amenities In-law Apt No		
Basement			
Basement Full FBLA Size x Rec Rm Size x	# Car Bsm't Gar FBLA Type Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type Basic Fuel Type Oil System Type Steam	Stacks 1 Openings 1 Pre-Fab		
Room Detail			
Bedrooms 3 Family Rooms Kitchens Total Rooms 5 Kitchen Type Kitchen Remod No	Full Baths 2 Half Baths Extra Fixtures Bath Type Bath Remod No		
Adjustments			
Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area		
Grade & Depreciation			
Grade C Condition Good CDU GOOD Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		
Dwelling Computations			
Base Price 350,339 Plumbing 9,062 Basement 21,916 Heating 0 Attic 0 Other Features 9,382 Subtotal 390,700	% Good 78 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 9,830		
Ground Floor Area 1,120 Total Living Area 2,040	Dwelling Value 314,580		

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		11			550	
2		10			4,290	
3		13			4,990	