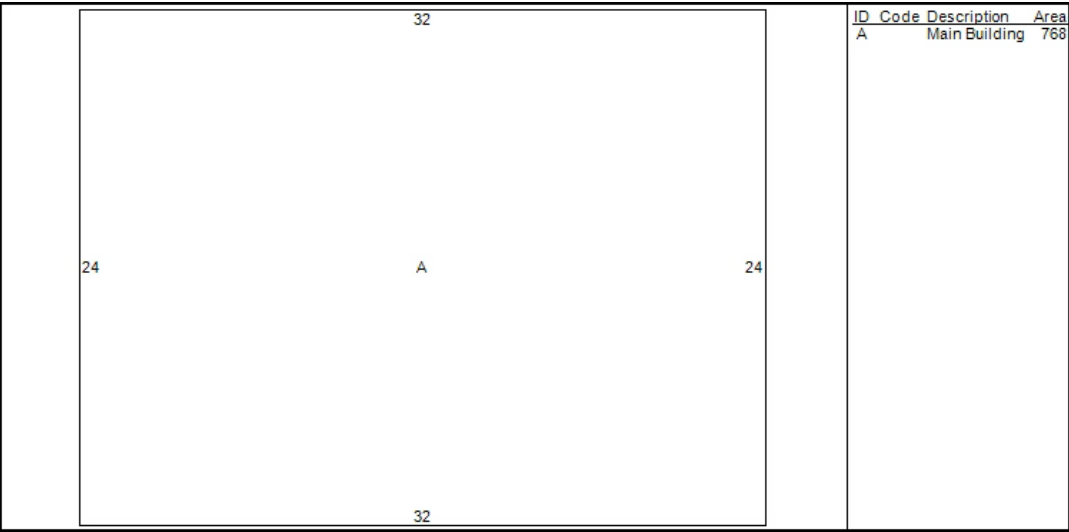


Situs : 183 CARROLL AV		Parcel ID: 072-090		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FLETCHER MICHAEL 183 CARROLL AVE BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 24A Vol / Pg 49219/311 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	380			280				
Total Acres: .1694 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	CM	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,700	78,700	0	73,700				
Building		217,100	253,800	0	228,000				
Total		295,800	332,500	0	301,700				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/24/17	210,000	Land + Bldg	Private Sale No Put On Market	49219/311	Quit Claim	FLETCHER MICHAEL			
04/27/06	307,000	Land + Bldg	Valid Sale	32579/293					

Situs : 183 CARROLL AV	Parcel Id: 072-090	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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Dwelling Information			
Style	Colonial	Year Built	1969
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath 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	301,434	% Good	76
Plumbing	6,041	% Good Override	
Basement	17,143	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	334,000	Additions	
Ground Floor Area	768		
Total Living Area	1,536	Dwelling Value	253,840

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	