Situs : 157 CARROLL AV	Parcel ID: 072-095	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020

CURRENT OWNER

MEO RAYMONDE
& DOMINIQUE MEO
157 CARROLL AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	70
Alternate ID	27
Vol / Pg	21212/263
District	
Zoning	R1C
Class	Residential

Property Notes

072-095 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	200			150

Total Acres: .1653
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	214,200	198,200	0	225,700
Total	292,800	276,800	0	299,300

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

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose		% Complete
07/09/98	29203	4,500	BLDG	Vinyl Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/26/01	195,000	Land + Bldg	Court Order/Decree	21212/263		

RESIDENTIAL PROPERTY RECORD CARD   2021

BROCKTON

Situs : 157 CARROLL AV	**Parcel Id: 072-095**	**Class: Single Family Residence**	Card: 1 of 1	Printed: October 27, 2020

Dwelling Information

Style	F To B Splt	**Year Built**	1962
Story height	1	**Eff Year Built**	
Attic	None	**Year Remodeled**	
Exterior Walls	Al/Vinyl	**Amenities**	
Masonry Trim	x		
Color	Gray	**In-law Apt**	No

Basement

Basement	Part	**# Car Bsmt Gar**	
FBLA Size	395	**FBLA Type**	
Rec Rm Size	x	**Rec Rm Type**	

Heating & Cooling / Fireplaces

Heat Type	Basic	**Stacks**	1
Fuel Type	Gas	**Openings**	1
System Type	Warm Air	**Pre-Fab**	

Room Detail

Bedrooms	3	**Full Baths**	1
Family Rooms		**Half Baths**	
Kitchens		**Extra Fixtures**	
Total Rooms	5		
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	Average	**Functional**	
CDU	AVERAGE	**Economic**	
Cost & Design	0	**% Good Ovr**	
% Complete			

Dwelling Computations

Base Price	214,514	**% Good**	76
Plumbing		**% Good Override**	
Basement	10,065	**Functional**	
Heating	0	**Economic**	
Attic	0	**% Complete**	
Other Features	28,880	**C&D Factor**	
		Adj Factor	1
Subtotal	253,460	**Additions**	230
Ground Floor Area	988		
Total Living Area	1,383	**Dwelling Value**	192,860

Building Notes

ID	Code	Description	Area
A		Main Building	988
B	35	STP	24
C	RP1	PLASTIC LINER POOL	512*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	512	512	1	1979	C	A	5,330

Condominium / Mobile Home Information

Complex Name		
Condo Model		
Unit Number		
Unit Level		**Unit Location**
Unit Parking		**Unit View**
Model (MH)		**Model Make (MH)**

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		35			230