

Situs : 143 CARROLL AV

Parcel ID: 072-098

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FUENTES DANILO
143 CARROLL AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	70
Alternate ID	30
Vol / Pg	44576/221
District	
Zoning	R1C
Class	Residential

Property Notes

07/2014 MLS SHORT



072-098 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	190,000	211,600	0	176,600
Total	268,600	290,200	0	250,200

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
07/02/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/06/18	69081	14,338	SIDING	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/14	170,000	Land + Bldg	Outlier-Written Desc Needed	44576/221		
05/28/99	118,680	Land + Bldg	Valid Sale	17511/248		
08/20/97	99,235	Land + Bldg		15412		

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Dwelling Information

Style	Bungalow	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

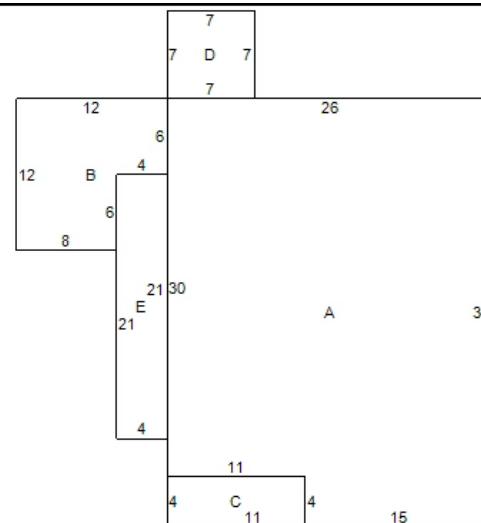
Grade & Depreciation

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

Dwelling Computations

Base Price	289,820	% Good	62
Plumbing	3,021	% Good Override	
Basement	18,130	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	320,350	Additions	7,550
Ground Floor Area	840		
Total Living Area	1,344	Dwelling Value	206,170

Building Notes



ID	Code	Description	Area
A		Main Building	840
B	12	EFP	120
C	11	OPF	44
D	14	FUB	49
E	50/10	BSMT/1SFR	84
F	RG1	GARAGE - WD/CB	192*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	192	192	1	1925	C	G	5,390

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			2,290
2		11			680
3		14			430
4	50	10			4,150