

Situs : 180 CARROLL AV

Parcel ID: 072-105

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

RICCI GERTRUDE M
ROSEMARIE A RICCI
180 CARROLL AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	70
Alternate ID	23A
Vol / Pg	48477/236
District	
Zoning	R1C
Class	Residential

Property Notes



072-105 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
	SF	7,000		78,400
	SF	6,800		4,960

Total Acres: .3168
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	83,400	83,400	0	77,100
Building	218,600	231,000	0	214,700
Total	302,000	314,400	0	291,800

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/17/20	CM	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
05/30/17	1	Land + Bldg	Transfer Of Convenience	48477/236	Quit Claim	RICCI GERTRUDE M
11/14/16	1	Land + Bldg	Family Sale	47732/27	Quit Claim	RICCI VINCENT N
02/28/03		Land + Bldg	Transfer Of Convenience	24336/348		
12/02/02		Land + Bldg	Transfer Of Convenience	23557/278		
05/14/01		Land + Bldg	Transfer Of Convenience	19830/102		
07/01/89	129,900	Land + Bldg	Valid Sale			
12/01/87	128,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1973
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

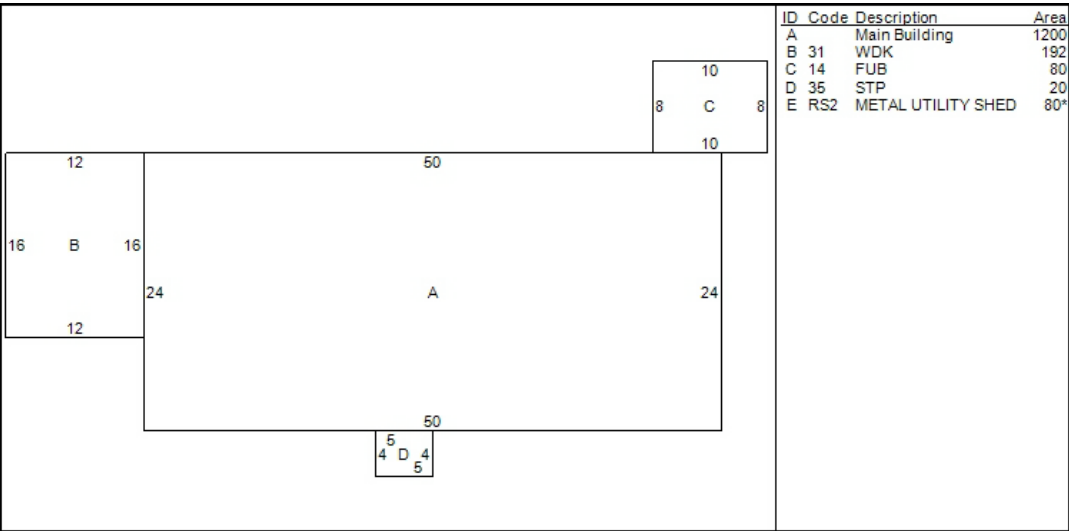
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	245,087	% Good	80
Plumbing	6,041	% Good Override	
Basement	22,998	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	283,510	Additions	3,440

Ground Floor Area	1,200	Dwelling Value	230,250
Total Living Area	1,200		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	80	80	1	2003	C	A	790

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		31			2,320
2		14			960
3		35			160