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|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 31 CARROLL AV | Parcel ID: 072-358 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|--|
| RITCHIE LOGAN & ALISA RITCHIE 31 CARROLL AVE BROCKTON MA 02301 | Living Units 1 Neighborhood 120 Alternate ID 47 Vol / Pg 29232/316 District Zoning R1C Class Residential |

Property Notes



072-358 03/23/2020

| Land Information | | | | |
|---|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | | | 78,400 |
| Residual | SF | | | 430 |
| Total Acres: .1744 Spot: _____ Location: _____ | | | | |

| Assessment Information | | | | |
|---|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 78,800 | 78,800 | 0 | 73,800 |
| Building | 202,000 | 207,500 | 0 | 195,000 |
| Total | 280,800 | 286,300 | 0 | 268,800 |
| <div style="text-align: right; margin-bottom: 5px;">Manual Override Reason</div> <div style="display: flex; justify-content: space-between;"> <div> Value Flag MARKET APPROACH Gross Building: </div> <div> Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div> </div> | | | | |

| Entrance Information | | | |
|----------------------|----|---------------------------|--------|
| Date | ID | Entry Code | Source |
| 08/28/20 | AW | Field Review | Other |
| 06/01/01 | BM | Estimated For Misc Reason | Other |

| Permit Information | | | | |
|--------------------|--------|-------|-----------------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 04/26/00 | 32568 | 8,000 | BLDG V Side, Trim, P | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|----------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 10/08/04 | 274,000 | Land + Bldg | Valid Sale | 29232/316 | | |
| 05/11/01 | | Land + Bldg | Sale Of Portion/Other Comm | 19823/32 | | |
| 03/31/99 | 118,000 | Land + Bldg | Valid Sale | 17305/273 | | |

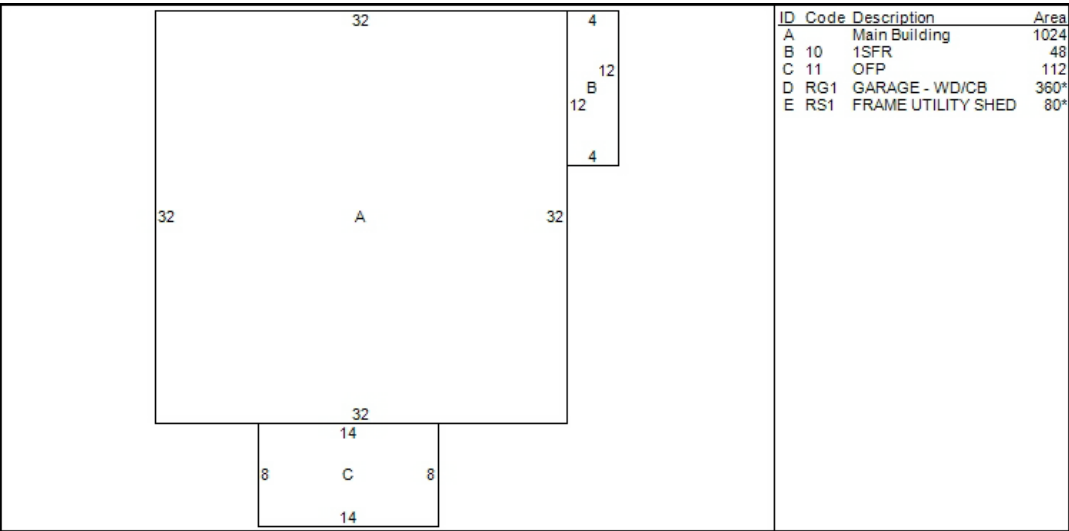
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| Dwelling Information | | | |
|-----------------------|-----------|-----------------|---------|
| Style | Ranch | Year Built | 1952 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Gray | | |
| Basement | | | |
| Basement | Full | # Car Bsm't Gar | 2 |
| FBLA Size | x | FBLA Type | |
| Rec Rm Size | 300 | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Oil | Openings | 2 |
| System Type | Hot Water | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | 1 | Half Baths | 2 |
| Kitchens | | Extra Fixtures | |
| 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 | Average | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 219,526 | % Good | 72 |
| Plumbing | 12,083 | % Good Override | |
| Basement | 20,600 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 22,394 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 274,600 | Additions | 4,530 |
| Ground Floor Area | 1,024 | | |
| Total Living Area | 1,072 | Dwelling Value | 202,240 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|--|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | |
| Det Garage | 1 x 360 | | 360 | 1 | 1952 | C | F | 4,960 | |
| Frame Shed | 1 x 80 | | 80 | 1 | 1952 | C | A | 290 | |

| 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 | | 10 | | | 2,590 | |
| 2 | | 11 | | | 1,940 | |



| ID | Code | Description | Area |
|----|------|--------------------|------|
| A | | Main Building | 1024 |
| B | 10 | 1SFR | 48 |
| C | 11 | OFF | 112 |
| D | RG1 | GARAGE - WD/CB | 360* |
| E | RS1 | FRAME UTILITY SHED | 80* |