

Situs : 16 RIDGE ST	Parcel ID: 164-086	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CARLSON SEAN R RENEE M CARLSON 16 RIDGE ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 16747/208 District Zoning R2 Class Residential

Property Notes



164-086 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		90,940
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	195,100	196,200	0	178,100
Total	286,000	287,100	0	265,500
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
09/01/20	CM	Field Review	Other
04/28/09	LK	Not At Home	Other

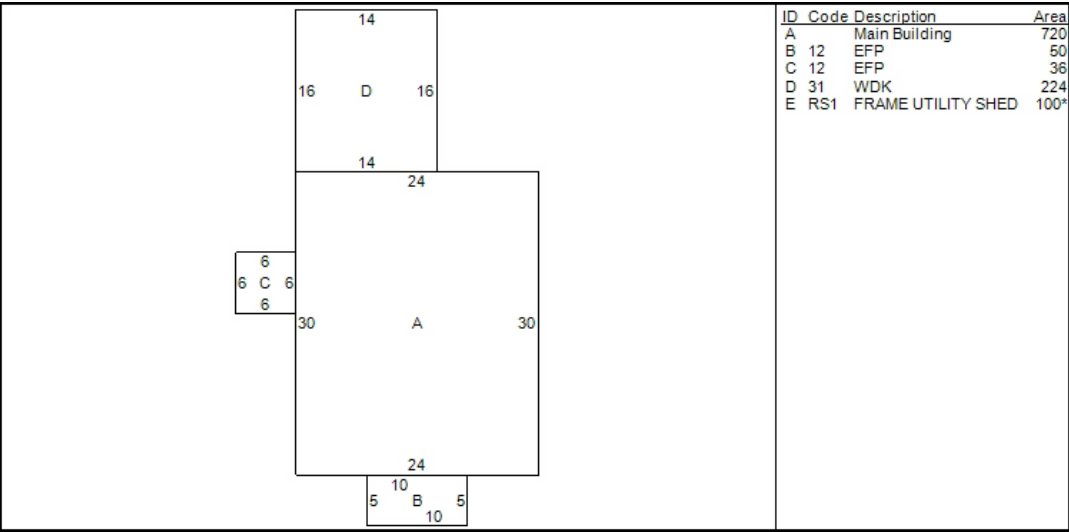
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/20/19	1501	16,000	EXTERIOR R W S	
05/12/15	B62105	38,000	BLDG Solar Panels	100
09/16/08	50739	5,000	BLDG 14 X 14 Wd Deck	100
01/28/08	49729	1,800	BLDG Shtrk, Split Bd	100
09/03/03	40376	3,000	BLDG Remodel Kitchen	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
10/28/98	97,900	Land + Bldg	Change After Sale (Physical)	16747/208	
08/13/98	73,100	Land + Bldg	Valid Sale	16503/27	
Grantee CARLSON SEAN R					

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Dwelling Information			
Style	Cape	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	284,993	% Good	62
Plumbing	6,525	% Good Override	
Basement	17,829	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	309,350	Additions	4,020
Ground Floor Area	720		
Total Living Area	1,260	Dwelling Value	195,820

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1925	C	A	370

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			990	
2		12			740	
3		31			2,290	