

Situs : 72 CARY ST		Parcel ID: 154-034		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
WHITLEY TYRONE D NATALIA C ALLISON 72 CARY ST BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 121 Vol / Pg 30549/219 District Zoning R1C Class Residential						
Property Notes									
<div><div></div><div>154-034 03/22/2020</div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	5,186		75,770					
Total Acres: .1191 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
09/02/20	GL	Field Review	Other						
04/25/05	BM	Entry & Sign	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	75,800	75,800	0	71,600					
Building	195,200	218,600	0	180,200					
Total	271,000	294,400	0	251,800					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
06/19/98	29087	150	BLDG 2 Fam.To 1 Fam	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/18/05	236,900	Land + Bldg	Valid Sale	30549/219					
11/01/89	140,000	Land + Bldg	Valid Sale						

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Natural	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	Oil	Openings
System Type	Steam	Pre-Fab

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

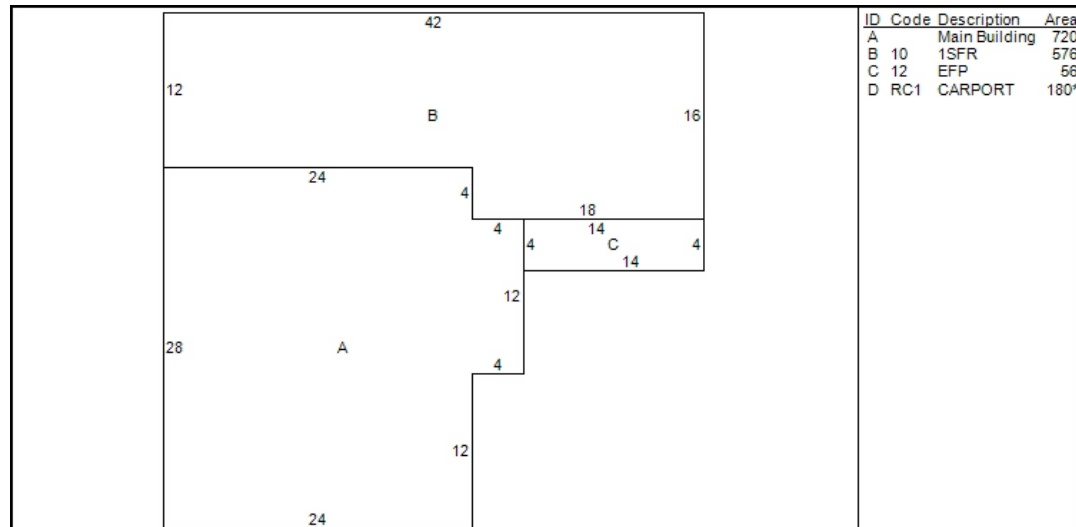
Grade & Depreciation

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

Dwelling Computations

Base Price	284,993	% Good	62
Plumbing	9,787	% Good Override	
Basement	17,829	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	312,610	Additions	24,370
Ground Floor Area	720		
Total Living Area	1,656	Dwelling Value	218,190

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	1 x	180	180	1	1925	D	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		10			23,250
2		12			1,120