

Situs : 86 CARY ST	Parcel ID: 154-037	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OKORIE AUGUSTINE O 86 CARY ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 124 Vol / Pg 31752/214 District Zoning R2 Class Residential

Property Notes



154-037 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,060		75,590
Total Acres: .1162 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,600	75,600	0	71,500
Building	271,500	255,300	0	220,000
Total	347,100	330,900	0	291,500
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
09/02/20	GL	Field Review	Other
04/05/11	RH	Entry & Sign	Ow ner
02/26/01	BM	Unimproved	Other

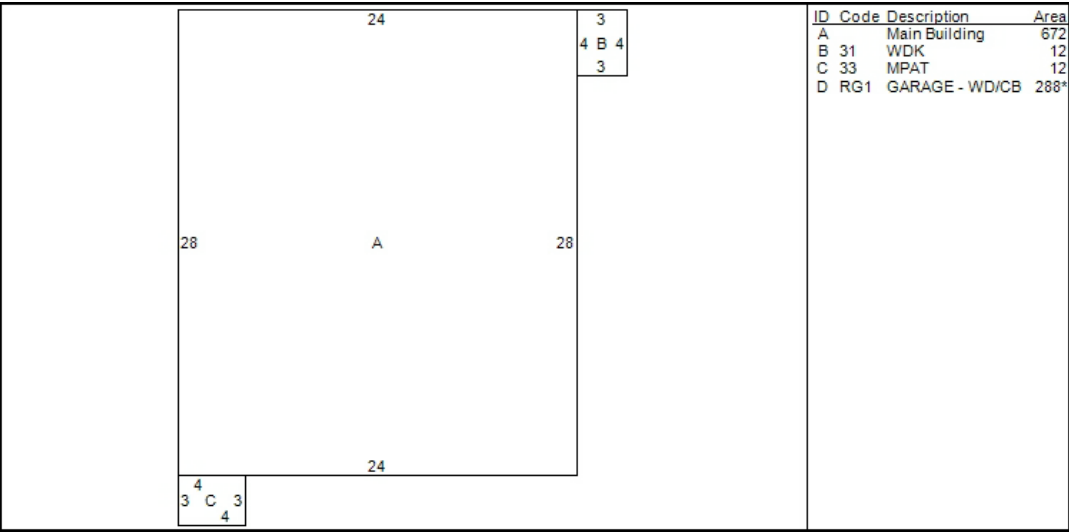
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/26/04	42964	600	BLDG 3/4 Winds, Frt	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/18/05	349,900	Land + Bldg	Valid Sale	31752/214		
08/04/00	132,000	Land + Bldg	Valid Sale	18765/311		
05/01/92	27,000	Land + Bldg	Repossession			
08/01/89	155,600	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	300,987	% Good	62
Plumbing	19,574	% Good Override	
Basement	17,117	Functional	
Heating	0	Economic	
Attic	29,484	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	367,160	Additions	490
Ground Floor Area	672		
Total Living Area	1,613	Dwelling Value	250,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	288	288	1	1925	D	A	4,380

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			430	
2		33			60	