

Situs : 590 N CARY ST	Parcel ID: 172-016	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AUGER JAMES M DEANNA L AUGER 590 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 43-3 CARY Vol / Pg 47392/254 District Zoning R1C Class Residential
Property Notes	



172-016 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 30,072			28,570
Total Acres: .92				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	123,600	123,600	0	118,400
Building	193,600	245,100	0	198,200
Total	317,200	368,700	0	316,600
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	CM	Field Review	Other
03/13/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/16	291,000	Land + Bldg	Valid Sale	47392/254	Quit Claim	AUGER JAMES M
08/19/04	1	Land + Bldg	Family Sale	28894/200		

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Dwelling Information

Style Ranch Story height 1 Attic None Exterior Walls Al/Vinyl Masonry Trim x Color White	Year Built 1968 Eff Year Built Year Remodeled Amenities In-law Apt No	
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Basement

Basement Full FBLA Size x Rec Rm Size x	# Car Bsm't Gar FBLA Type Rec Rm Type	
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Heating & Cooling

Fireplaces

Heat Type Basic Fuel Type Oil System Type Hot Water	Stacks Openings Pre-Fab	
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Room Detail

Bedrooms 3 Family Rooms Kitchens Total Rooms 6 Kitchen Type Kitchen Remod No	Full Baths 2 Half Baths Extra Fixtures Bath Type Bath Remod No	
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Adjustments

Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area	
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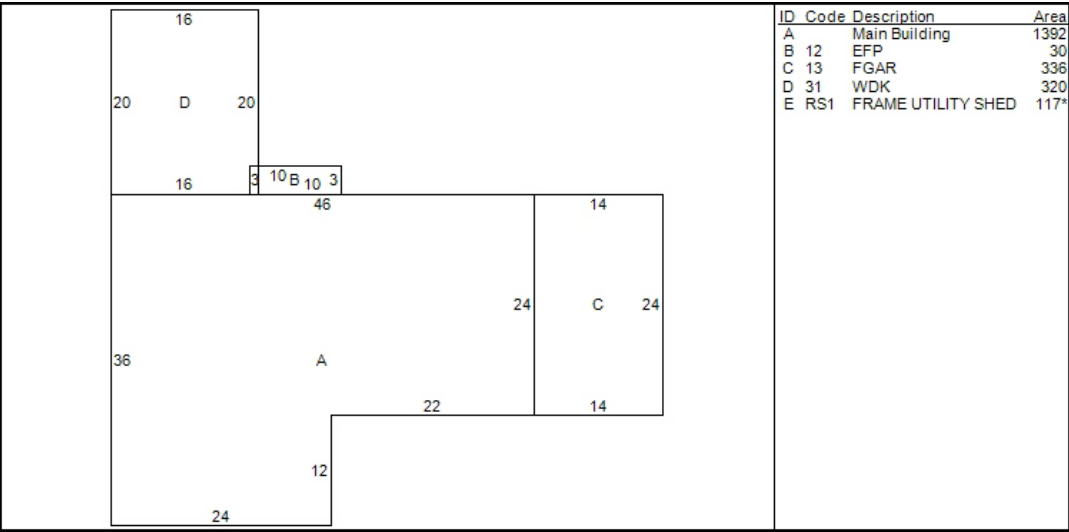
Grade & Depreciation

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

Base Price 272,653 Plumbing 9,062 Basement 25,585 Heating 0 Attic 0 Other Features 0 Subtotal 307,300	% Good 76 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 11,240	
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Ground Floor Area 1,392		
Total Living Area 1,392	Dwelling Value	244,790



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	117	117	1	1978	C	F	320

Condominium / Mobile Home Information

Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)
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Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			680	
2		13			6,840	
3		31			3,720	

Building Notes