

**Situs : 602 N CARY ST**

**Parcel ID: 172-018**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CIARDI VINCENT  
602 NORTH CARY STREET  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	44 CARY
Vol / Pg	33591/184
District	
Zoning	R1C
Class	Residential

## Property Notes



172-018 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	3,178			85,110

Total Acres: .073  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	85,100	85,100	0	82,100
Building	158,800	144,700	0	132,500
Total	243,900	229,800	0	214,600

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/06	178,000	Land + Bldg	Sale Of Portion/Other Comm	33591/184		CIARDI VINCENT
02/21/06	169,000	Land + Bldg	Repossession	32239/53		
06/03/02	183,900	Land + Bldg	Sale Of Portion/Other Comm	22193/162		
11/17/98	72,500	Land + Bldg	Sale Of Portion/Other Comm	16821/112		

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Dwelling Information			
Style	Colonial Ne	Year Built	1899
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Warm Air	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
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	216,143	% Good	62
Plumbing		% Good Override	
Basement	13,521	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	233,080	Additions	190
Ground Floor Area	500		
Total Living Area	875	Dwelling Value	144,700

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		33			190	