

Situs : 606 N CARY ST	Parcel ID: 172-019	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERNANDES DOMINGOS 606 N CARY ST BROCKTON MA 02302	Living Units 2 Neighborhood 200 Alternate ID 44A CARY Vol / Pg 41071/206 District Zoning R1C Class Residential
Property Notes	



172-019 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,454		89,860
<div>Total Acres: .1482</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	86,400
Building	424,800	503,400	0	318,900
Total	514,700	593,300	0	405,300
Manual Override Reason				
		Base Date of Value	1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020	
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other
06/08/18	CP	Field Review	Other

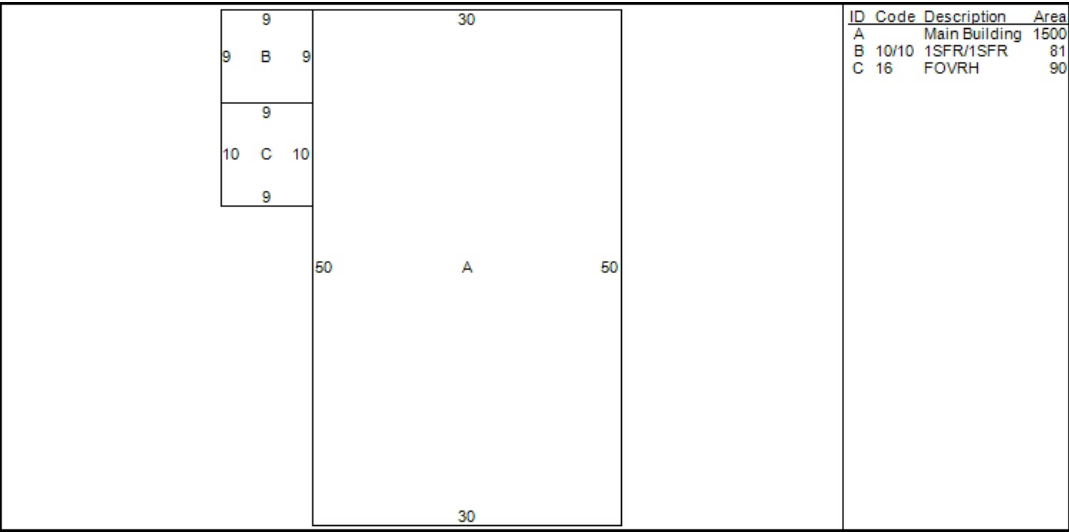
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/15/16	65878	3,000	SOLARPANLS	100
11/29/11	55816	16,500	BLDG Flrs,Drs, Etc	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/12	248,000	Land + Bldg	Valid Sale	41071/206		
10/27/11		Land + Bldg	Transfer Of Convenience	40500/87		
10/12/11	80,000	Land + Bldg	Court Order/Decree	40432/330		

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Dwelling Information			
Style	Two Family	Year Built	1820
Story height	2	Eff Year Built	1980
Attic	None	Year Remodeled	1994
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	475,514	% Good	80
Plumbing	15,104	% Good Override	
Basement	27,043	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	517,660	Additions	47,840
Ground Floor Area	1,500		
Total Living Area	3,252	Dwelling Value	503,380

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		10	10		30,720	
2		16			17,120	