

Situs : 687 N CARY ST	Parcel ID: 173-162	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RAMOS ANDRES LUZ IVETTE TORRES 687 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 69-2 CARY Vol / Pg 31445/204 District Zoning R1C Class Residential

Property Notes



173-162 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,880		94,830
Total Acres: .2268 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,800	94,800	0	90,800
Building	171,300	176,300	0	168,200
Total	266,100	271,100	0	259,000
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
09/03/20	CM	Field Review	Other

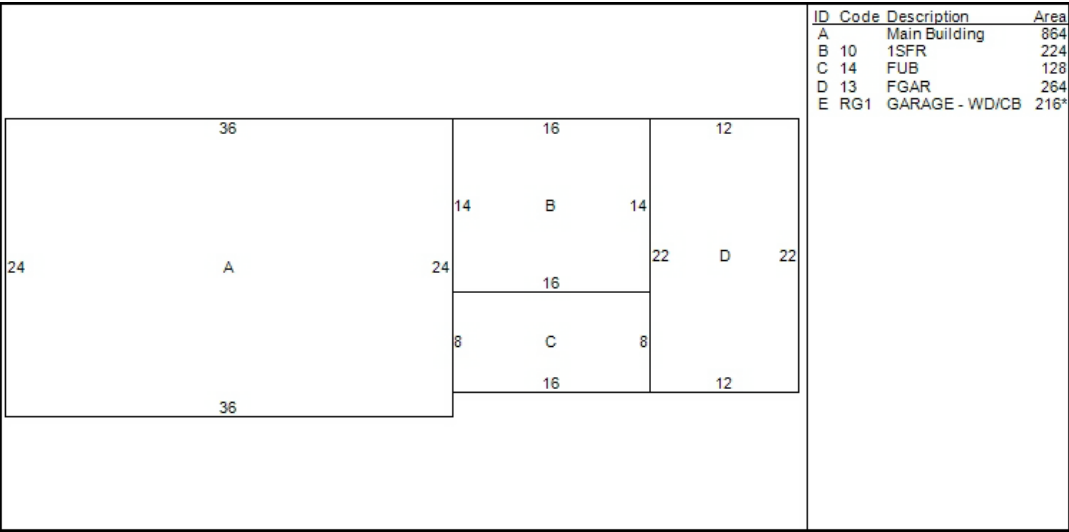
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/28/20	1804	12,939	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/30/05	245,000	Land + Bldg	Valid Sale	31445/204		RAMOS ANDRES
11/20/02		Land + Bldg	Transfer Of Convenience	23463/71		
07/07/99	96,500	Land + Bldg	Valid Sale	17645/118		
12/01/92	83,000	Land + Bldg	Valid Sale			
10/01/86	94,000	Land + Bldg				

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Pier/Slab	# 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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	17,480
Ground Floor Area	864		
Total Living Area	1,088	Dwelling Value	171,270

Building Notes	



ID	Code	Description	Area
A		Main Building	864
B	10	1SFR	224
C	14	FUB	128
D	13	FGAR	264
E	RG1	GARAGE - WD/CB	216*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1964	C	A	5,050

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			10,640	
2		14			1,440	
3		13			5,400	