


Situs : 681 N CARY ST	Parcel ID: 173-163	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIERCE DEBORAH TRUSTEE 681 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 71-5 CARY Vol / Pg 34643/338 District Zoning R1C Class Residential
Property Notes	



173-163 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 14,410			13,690
Total Acres: .5604 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	108,700	108,700	0	104,100
Building	173,200	186,900	0	191,800
Total	281,900	295,600	0	295,900
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
02/01/05	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
12/19/14	B61408	6,200	BLDG	Strip/Reroof	100
06/21/04	42085	1,000	BLDG	Renovte Playrm	100
08/22/01	35239	2,700	BLDG	Bow Wind & 2	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/07/07		Land + Bldg	Transfer Of Convenience	34643/338		

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Dwelling Information

Style	F To B Splt	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	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	

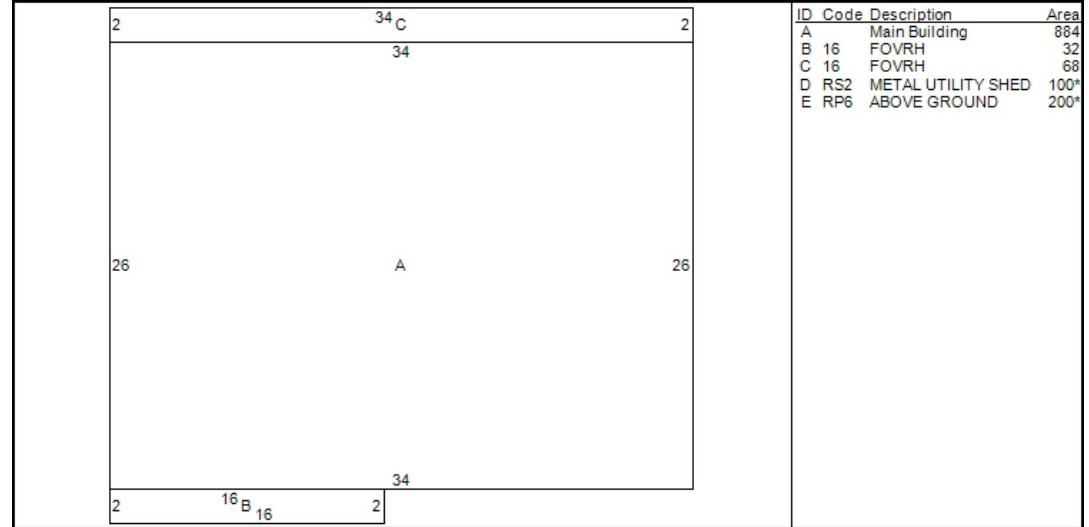
Grade & Depreciation

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

Dwelling Computations

Base Price	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	237,960	Additions	5,550
Ground Floor Area	884		
Total Living Area	1,384	Dwelling Value	186,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 100		100	1	1980	C	A	490
Ag Pool	1 x 200		200	1	1990	C	A	

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		16			1,980
2		16			3,570