

Situs : 669 N CARY ST	Parcel ID: 173-166	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GREBAUSKI JOHN M MURIEL J GREBAUSKI 669 N CARY ST BROCKTON MA 02302	Living Units 2 Neighborhood 200 Alternate ID 71-2 CARY Vol / Pg 03897/00232 District Zoning R1C Class Residential
Property Notes	



173-166 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 13,535			12,860
Total Acres: .5403				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	107,900	107,900	0	103,300
Building	287,800	292,600	0	235,900
Total	395,700	400,500	0	339,200
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
10/27/09	52415	6,250	BLDG Strip & Re-Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3897/232		

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
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	
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	338,053	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	33,114	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	400,180	Additions	14,450
Ground Floor Area	816		
Total Living Area	1,998	Dwelling Value	287,370
Building Notes			

		<table border="1"> <thead> <tr> <th>ID Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Main Building</td> <td>816</td> </tr> <tr> <td>B 11</td> <td>OFF</td> <td>48</td> </tr> <tr> <td>C 50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>20</td> </tr> <tr> <td>D RG1</td> <td>GARAGE - WD/CB</td> <td>360*</td> </tr> <tr> <td>E RS1</td> <td>FRAME UTILITY SHED</td> <td>80*</td> </tr> </tbody> </table>	ID Code	Description	Area	A	Main Building	816	B 11	OFF	48	C 50/15/15	BSMT/FBAY/FBAY	20	D RG1	GARAGE - WD/CB	360*	E RS1	FRAME UTILITY SHED	80*
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Outbuilding Data																				
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value												
Det Garage	1 x 360		360	1	1925	C	F	4,960												
Frame Shed	1 x 80		80	1	1925	C	F	220												
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		11			1,860															
2	50	15	15		12,590															