

Situs : 669 N CARY ST

Parcel ID: 173-166

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
GREBAUSKI JOHN M
MURIEL J GREBAUSKI
669 N CARY ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 2
Neighborhood 200
Alternate ID 71-2 CARY
Vol / Pg 03897/00232
District
Zoning R1C
Class Residential



Property Notes

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 Tw o Family **Year Built** 1925
Story height 2 **Eff Year Built**
Attic Full-Fin **Year Remodeled**
Exterior Walls A/V/vinyl **Amenities**
Masonry Trim x
Color White **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**

Room Detail

Bedrooms 6 **Full Baths** 2
Family Rooms **Half Baths**
Kitchens **Extra Fixtures**
Total Rooms 10
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

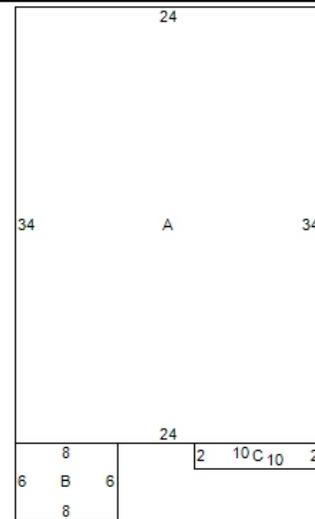
Grade & Depreciation

Grade C+ **Market Adj**
Condition Good **Functional**
CDU AVERAGE **Economic**
Cost & Design 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



ID Code	Description	Area
A	Main Building	816
B 11	OFF	48
C 60/15/15	BSMT/FBAY/FBAY	20
D RG1	GARAGE - WD/CB	360*
E RS1	FRAME UTILITY SHED	80*

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