

Situs : 663 N CARY ST	Parcel ID: 173-167	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CUMMINGS JOHN L JR & GERALDINE ROSE CUMMINGS 663 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 71-1 CARY Vol / Pg 02928/00040 District Zoning R1C Class Residential
Property Notes	



173-167 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 12,140			11,530
Total Acres: .5083				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	106,500	106,500	0	102,100
Building	160,300	191,100	0	160,400
Total	266,800	297,600	0	262,500
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

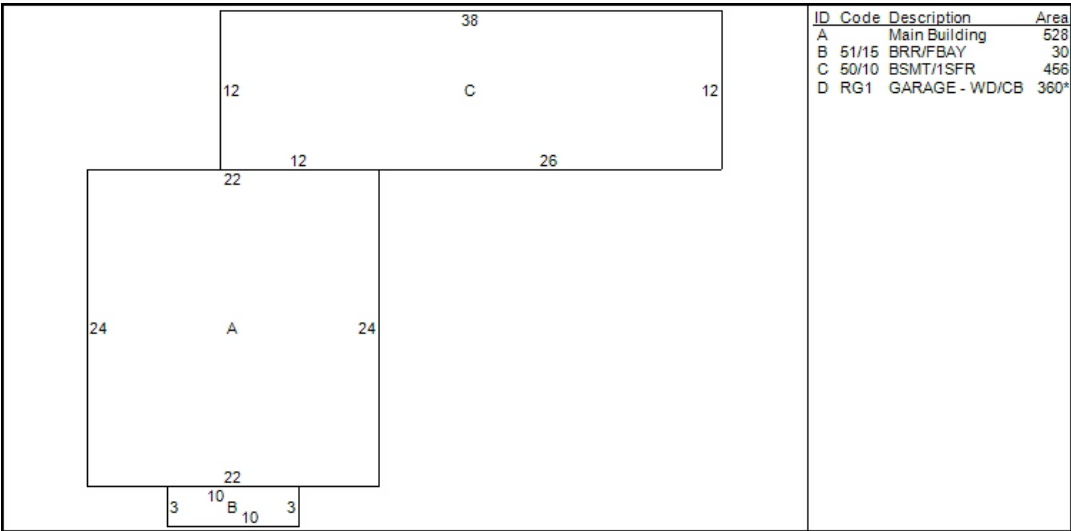
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				2928/40		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	239,931	% Good	62
Plumbing		% Good Override	
Basement	15,009	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	254,940	Additions	23,800
Ground Floor Area	528		
Total Living Area	1,278	Dwelling Value	181,860

Building Notes



ID	Code	Description	Area
A		Main Building	528
B	51/15	BRR/FBAY	30
C	50/10	BSMT/1SFR	456
D	RG1	GARAGE - WD/CB	360*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1990	C	A	9,260

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	51	15			2,290	
2	50	10			21,510	