

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Situs: 610 N CARY ST

Parcel ID: 173-204

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER LUCIER RICHARD D

& JEAN M LUCIER

1247 VERNON ST

BRIDGEWATER MA 02324

GENERAL INFORMATION

Living Units 1 Neighborhood 200

Alternate ID 46A CARY Vol / Pg 06673/00284

District

R1C Residential

Zoning Class

Property Notes



173-204 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	176			170

Total Acres: .2336 Spot:

Location:

Assessment Information								
	Appraised	Cost	Income	Prior				
Land	95,200	95,200	0	91,200				
Building	137,200	165,100	0	155,000				
Total	232,400	260,300	0	246,200				

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
09/04/20	CM	Field Review	Other
05/16/18	CP	Field Review	Other

			Permit Information	
Date Issued 11/08/17	Number 67904	Price 5,000	Purpose INS	% Complete 100

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 6673/284



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2021

BROCKTON

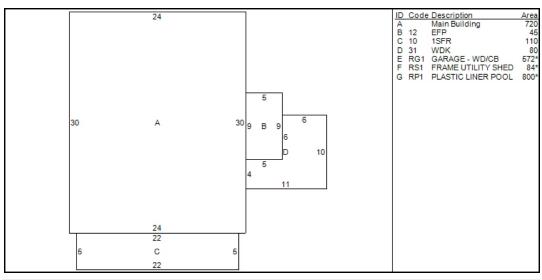
Situs: 610 N CARY ST Parcel Id: 173-204 **Dwelling Information** Style Bungalow Year Built 1927 Story height 1 Eff Year Built Attic Full-Fin Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec 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 2 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** 175,921 Base Price % Good 62 **Plumbing** % Good Override 16,508 Basement **Functional** 0 Heating **Economic** 28,434 Attic % Complete 9,382 **C&D Factor Other Features** Adj Factor 1 230,250 Additions 6,070 Subtotal 720 **Ground Floor Area** 1,118 Dwelling Value 148,830 **Total Living Area**

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			Outbuilding	y Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	572	572	1	1927	С	Α	8,920
Frame Shed	1 x	84	84	1	1980	С	Α	310
Pool-Pllin	1 x	800	800	1	1987	С	Α	7,070

Con	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		12			870				
2		10			4,460				
4		31			740				