

Situs : 618 N CARY ST	Parcel ID: 173-206	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SANTIAGO SIMONE 618 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 45 CARY Vol / Pg 51418/342 District Zoning R1C Class Residential

Property Notes



173-206 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 14,283			13,570
Total Acres: .5575				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	108,600	108,600	0	104,000
Building	201,500	260,200	0	204,600
Total	310,100	368,800	0	308,600
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

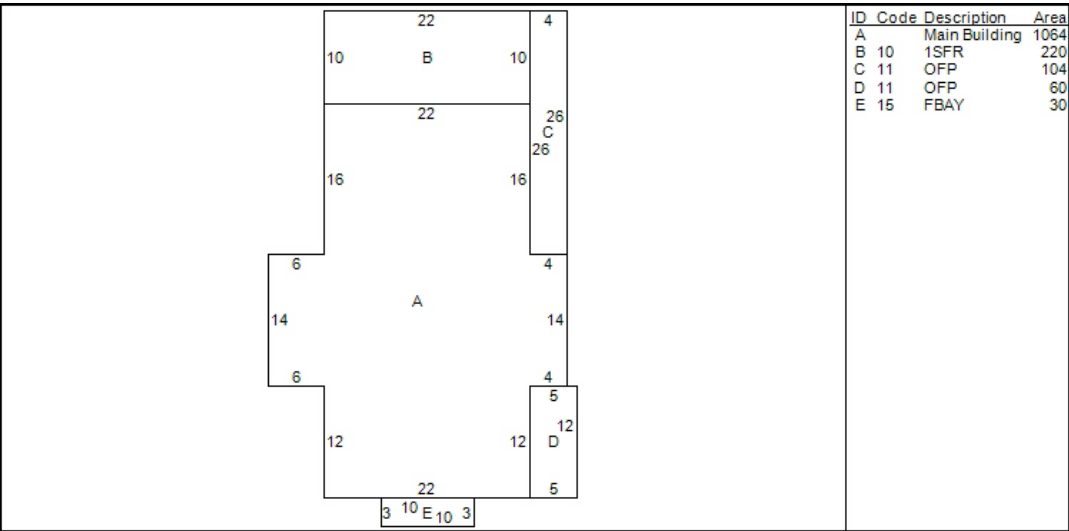
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/14/20	1298	1,965	REMODEL	
02/09/18	68332	33,000	SIDING	
08/07/14	B60541	4,200	BLDG Int/Ext Redo	100
01/27/14	B59419	5,000	BLDG Redo Bathroom	100
10/06/04	42840	35,500	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/26/19	1	Land + Bldg	Transfer Of Convenience	51418/342	Quit Claim	SANTIAGO SIMONE
11/24/03	300,000	Land + Bldg	Valid Sale	27092		
02/22/02	174,000	Land + Bldg	Valid Sale	21587/120		

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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	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	364,969	% Good	62
Plumbing		% Good Override	
Basement	22,832	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	397,930	Additions	13,510
Ground Floor Area	1,064		
Total Living Area	1,846	Dwelling Value	260,230

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		10			9,180	
2		11			1,670	
3		11			990	
4		15			1,670	