

Situs : 630 N CARY ST	Parcel ID: 173-207	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KLENOWSKI CHARLES S ELIZABETH P KLENOWSKI 630 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 48 CARY Vol / Pg 16033/310 District Zoning R1C Class Residential

Property Notes



173-207 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 11,056			10,500
Total Acres: .4834 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	105,500	105,500	0	101,100
Building	187,900	235,800	0	196,700
Total	293,400	341,300	0	297,800
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

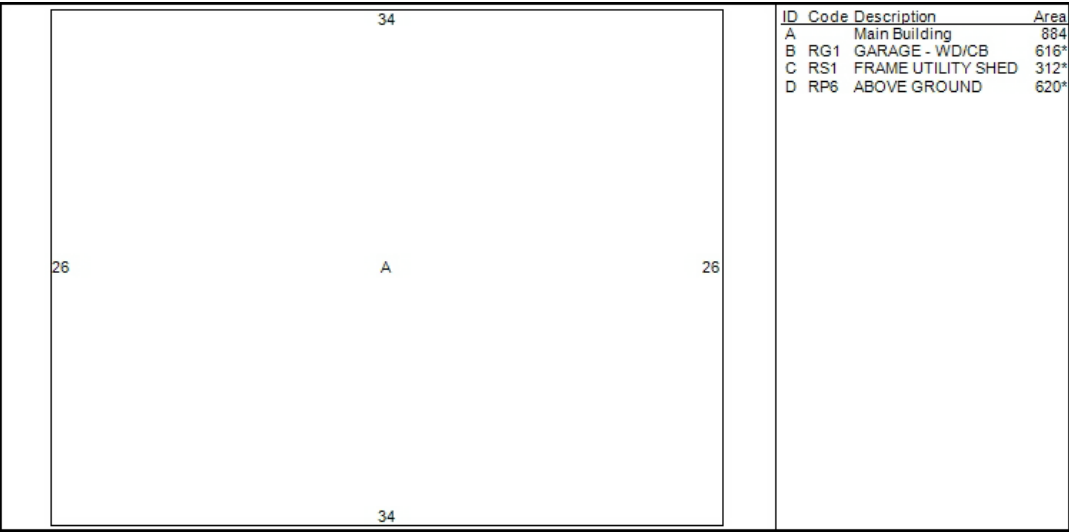
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/07/20	37	29,685	EXTERIOR	
10/02/14	B60892	24,000	BLDG 23 Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/09/92		Land + Bldg		10689/00328		
01/09/92		Land + Bldg		10689/00328	Quit Claim	

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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	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	323,154	% Good	62
Plumbing	6,525	% Good Override	
Basement	20,216	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,895	C&D Factor	
		Adj Factor	1
Subtotal	362,790	Additions	
Ground Floor Area	884		
Total Living Area	1,326	Dwelling Value	224,930

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 616		616	1	1925	C	A	9,400
Frame Shed	1 x 312		312	1	1970	B	A	1,440
Ag Pool	1 x 620		620	1	1996	C	A	

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	