

Situs : 652 N CARY ST		Parcel ID: 173-209		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020		
CURRENT OWNER			GENERAL INFORMATION							
COHEN DAVID C DARLENE L COHEN 652 N CARY ST BROCKTON MA 02302			Living Units 2 Neighborhood 200 Alternate ID 55 Vol / Pg 49353/26 District Zoning R1C Class Residential							
Property Notes										
Land Information						Assessment Information				
Type		Size	Influence Factors	Influence %	Value	Appraised		Cost	Income	Prior
Primary		SF 25,000			109,250	Land 123,800		123,800	0	118,000
Undeveloped		SF 56,040			14,510	Building 294,600		313,400	0	245,500
						Total 418,400		437,200	0	363,500
Total Acres: 1.8604 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
09/04/20	CM	Field Review	Other			04/22/19	BP-19-613	7,100	EXTERIOR	
10/02/12	RH	Unoccupied	Ow ner							
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
12/28/17	325,000	Land + Bldg	Valid Sale	49353/26 9678/146	Quit Claim	COHEN DAVID C				

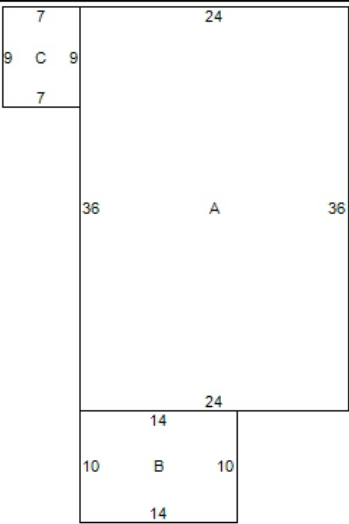
Situs : 652 N CARY ST	Parcel Id: 173-209	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	2019
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens	2	Extra Fixtures	
Total Rooms	9		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	350,110	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,911	Functional	
Heating	0	Economic	
Attic	21,435	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	401,240	Additions	11,160
Ground Floor Area	864		
Total Living Area	1,987	Dwelling Value	284,800
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 1600		1,600	1	1925	B	A	25,090
Frame Shed	1 x 940		940	1	1920	C	A	3,460

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number			
Unit Level		Unit Location	
Unit Parking		Unit View	
Model (MH)		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11		7,130	
2		11	11		4,030	



ID	Code	Description	Area
A		Main Building	864
B	11/11	OFB/OFB	140
C	11/11	OFB/OFB	63
D	RG1	GARAGE - WD/CB	1600*
E	RS1	FRAME UTILITY SHED	940*