


Situs : 678 N CARY ST		Parcel ID: 173-211		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LINDBERG LARS E KAUREN M DENNIS 678 N CARY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 56-1 CARY Vol / Pg 30586/239 District Zoning R1C Class Residential						
Property Notes									
									
173-211 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,000			950
Total Acres: .2526				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	91,900
Building	186,600	194,900	0	165,600
Total	282,600	290,900	0	257,500
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
09/04/20	CM	Field Review	Other

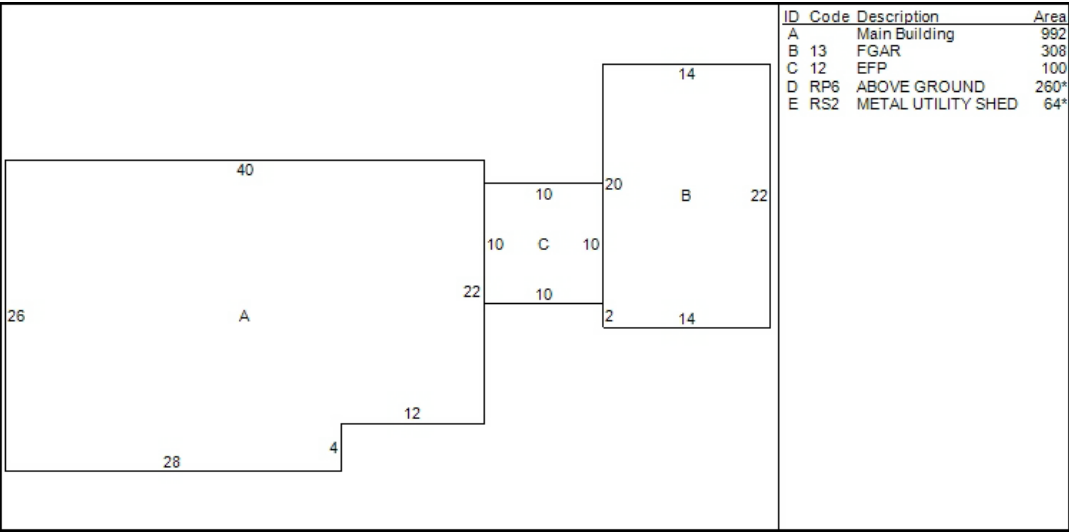
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/06/02	37333	2,450	BLDG Reroof Over Exi	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/25/05		Land + Bldg	Transfer Of Convenience	30586/239		
04/24/03		Land + Bldg	Court Order/Decree	24906/235		

Situs : 678 N CARY ST	Parcel Id: 173-211	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
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	1
Fuel Type	Oil	Openings	1
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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	215,015	% Good	76
Plumbing		% Good Override	
Basement	20,176	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	244,570	Additions	8,670
Ground Floor Area	992		
Total Living Area	992	Dwelling Value	194,540

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 260		260	1	1980	C	A	
Metal Shed	1 x 64		64	1	1980	C	A	320

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		13			6,310	
2		12			2,360	