

Situs : 704 N CARY ST	Parcel ID: 173-212	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
HOPKINS KEITH 704 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 61 CARY Vol / Pg 38780/260 District Zoning R1C Class Residential
Property Notes	



173-212 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,500			2,380
Total Acres: .287 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,400	97,400	0	93,300
Building	231,800	243,000	0	192,400
Total	329,200	340,400	0	285,700
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/10		Land + Bldg	Transfer Of Convenience	38780/260		

Situs : 704 N CARY ST	Parcel Id: 173-212	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1969
Story height	1	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	1
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,652	% Good	76
Plumbing	6,525	% Good Override	
Basement	22,019	Functional	
Heating	6,397	Economic	
Attic	0	% Complete	
Other Features	38,977	C&D Factor	
		Adj Factor	1
Subtotal	308,570	Additions	8,510
Ground Floor Area	1,008		
Total Living Area	1,584	Dwelling Value	243,020

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		12			3,570	
2		16			2,890	
3		16			2,050	