


Situs : 712 N CARY ST		Parcel ID: 173-213	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER MICHEL EVELYNE 712 N CARY ST BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 200 Alternate ID 63 CARY Vol / Pg 43823/49 District Zoning R1C Class Residential			
Property Notes 					



173-213 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,500			3,330
<div>Total Acres: .3099</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,300	98,300	0	94,200
Building	264,600	307,000	0	269,100
Total	362,900	405,300	0	363,300
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/19/15	B62390	9,000	BLDG Roof/Basement	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/14/13	265,000	Land + Bldg	Valid Sale	43823/49		
03/25/13		Land + Bldg	Transfer Of Convenience	42837/81		
03/26/99	175,000	Land + Bldg	Valid Sale	17283/150		

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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		
Color	White	In-law Apt	No

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	4	Full Baths	2
Family Rooms		Half Baths	1
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	

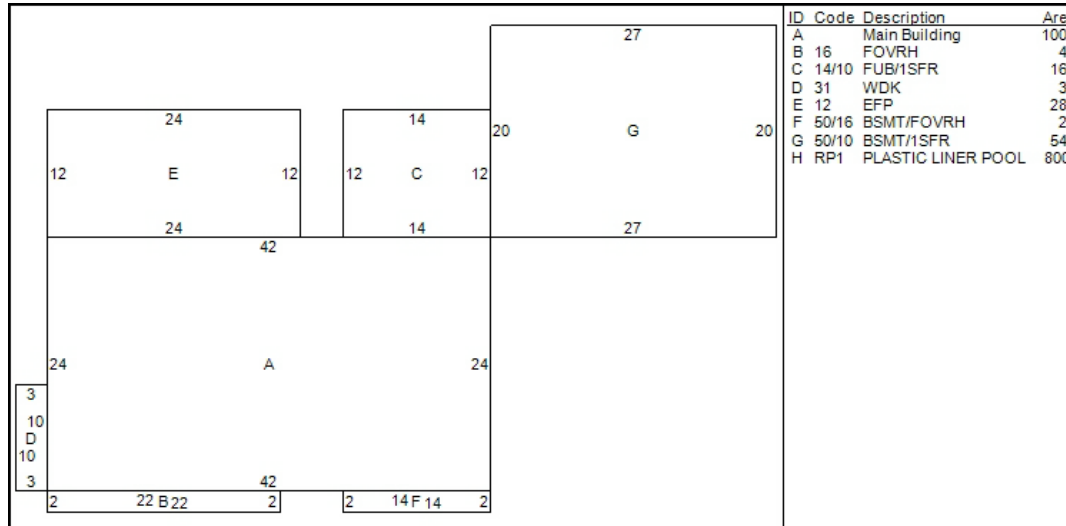
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	234,652	% Good	76
Plumbing	16,312	% Good Override	
Basement	22,019	Functional	
Heating	6,397	Economic	
Attic	0	% Complete	
Other Features	38,977	C&D Factor	
		Adj Factor	1
Subtotal	318,360	Additions	56,240
Ground Floor Area	1,008		
Total Living Area	2,292	Dwelling Value	298,190

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	800	800	1	1979	C	G	8,840

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	Line #	Low	1st	2nd	3rd	Value
1		16			2,890	6	50	16			2,430
2	14	10			9,350	7	50	10			33,970
4		31			380						
5		12			7,220						