

Situs : 727 N CARY ST		Parcel ID: 173-241		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ALEXANDRE VEDETTE JACKSON ALEXANDRE 727 N CARY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 68 CARY Vol / Pg 52010/187 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF 10,000					95,000		
Residual		SF 27,955					26,560		
Total Acres: .8714 Spot: Location:									
Entrance Information									
Date		ID	Entry Code		Source				
09/04/20		CM	Field Review		Other				
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		121,600	121,600	0	116,400				
Building		239,900	274,800	0	236,800				
Total		361,500	396,400	0	353,200				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
MARKET APPROACH									
Permit Information									
Date Issued		Number	Price	Purpose		% Complete			
05/22/13		B58218	2,200	BLDG Front Siding		100			
Sales/Ownership History									
Transfer Date		Price	Type	Validity		Deed Reference	Deed Type	Grantee	
11/26/19		355,000	Land + Bldg	Court Order/Decree		52010/187	Quit Claim	ALEXANDRE VEDETTE	
11/01/86		129,900	Land + Bldg						
07/01/82		67,500	Land + Bldg						
7293/113									

Situs : 727 N CARY ST	Parcel Id: 173-241	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1981
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	
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

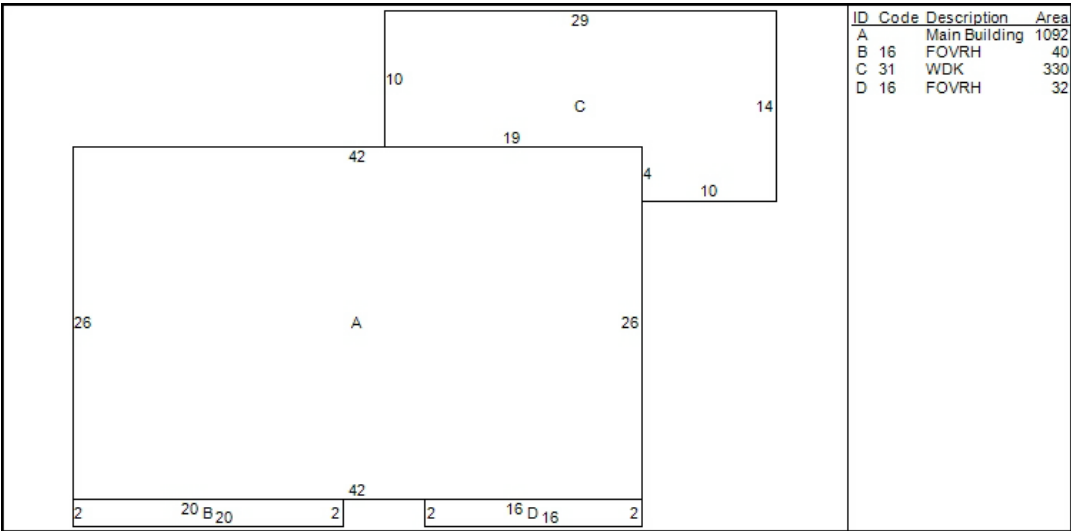
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	247,643	% Good	82
Plumbing		% Good Override	
Basement	23,238	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	52,781	C&D Factor	
		Adj Factor	1
Subtotal	323,660	Additions	9,440

Ground Floor Area	1,092	Dwelling Value	274,840
Total Living Area	1,964		

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		16			2,710	
2		31			4,430	
3		16			2,300	