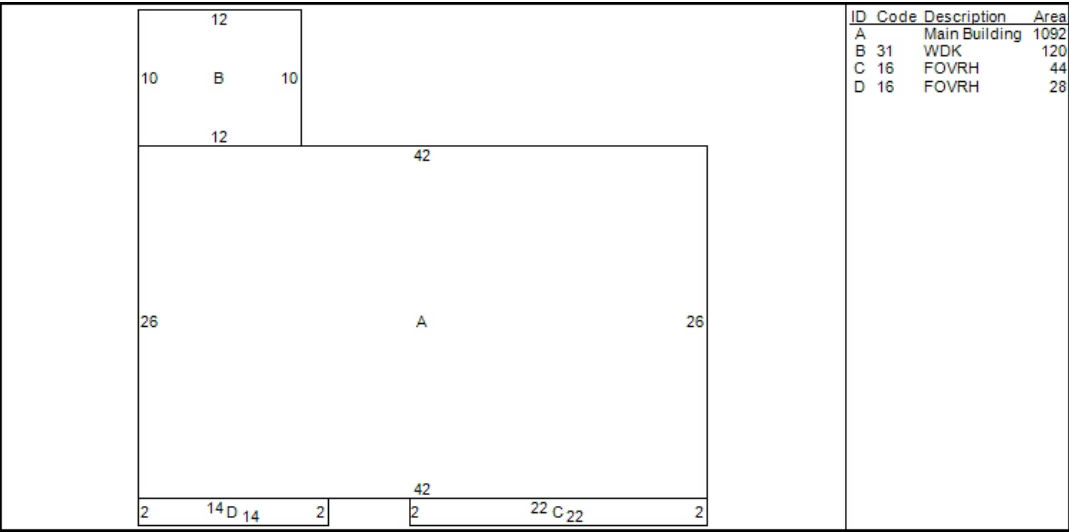


Situs : 719 N CARY ST		Parcel ID: 173-310		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LAICHOY JOANNE 719 N CARY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 68-1 CARY Vol / Pg 10995/00020 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Residual	SF 27,876			26,480					
Total Acres: .8695 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
09/04/20	CM	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	121,500	121,500	0	116,400					
Building	233,300	263,800	0	213,400					
Total	354,800	385,300	0	329,800					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
10/01/15	B63158	12,000	BLDG Siding/Gutters	0					
06/07/11	54979	2,462	BLDG Weatherstrip	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/01/92	101,000	Land + Bldg	Valid Sale						
02/01/92	50,000	Land + Bldg	Repossession						

Situs : 719 N CARY ST	Parcel Id: 173-310	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	Tan	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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
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	247,643	% Good	82
Plumbing		% Good Override	
Basement	23,238	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	42,648	C&D Factor	
		Adj Factor	1
Subtotal	313,530	Additions	6,720
Ground Floor Area	1,092		
Total Living Area	1,964	Dwelling Value	263,810

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		31			1,640	
2		16			2,950	
3		16			2,130	