

<b>Situs : 692 N CARY ST</b>	<b>Parcel ID: 173-311</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SAMAH EVELYN ABRAHAM SAMAH 692 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 57 CARY Vol / Pg 41240/150 District Zoning R1C Class Residential

Property Notes



173-311 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 26,577			25,250
Total Acres: .8397				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	120,300	120,300	0	115,200
Building	313,900	368,000	0	273,200
Total	434,200	488,300	0	388,400
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
06/07/12	RH	Entry & Sign	Ow ner

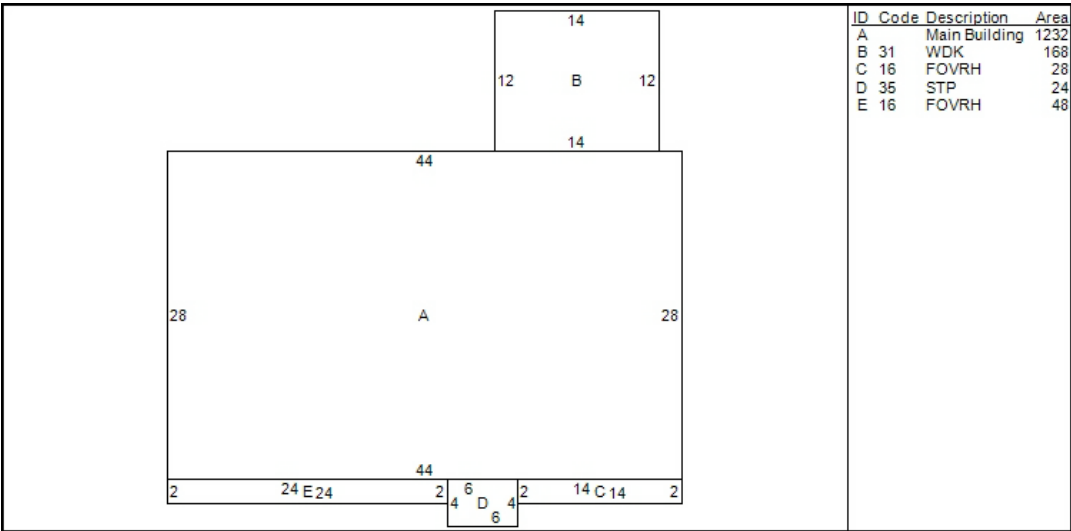
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/22/11	55503	106,243	BLDG 44x28 Ranch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/18/12	299,900	Land + Bldg	Valid Sale	41240/150		
08/01/11	70,000	Land Only	Outlier-Written Desc Needed	40178/57		

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Dwelling Information			
Style	Raised Ranch	Year Built	2011
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	1,200	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	10		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	269,566	% Good	93
Plumbing	19,574	% Good Override	
Basement	25,295	Functional	
Heating	7,349	Economic	
Attic	0	% Complete	
Other Features	63,972	C&D Factor	
		Adj Factor	1
Subtotal	385,760	Additions	9,200
Ground Floor Area	1,232		
Total Living Area	2,508	Dwelling Value	367,960

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			2,600	
2		16			2,510	
3		35			280	
4		16			3,810	