


Situs : 641 N CARY ST	Parcel ID: 173-324	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MERILUS MANORO 641 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 72-2 CARY Vol / Pg 51698/82 District Zoning R1C Class Residential
Property Notes	



173-324 03/16/2020

Land Information					
Type	Size	Influence Factors	Influence %	Value	
Primary	SF	10,000		95,000	
Residual	SF	2,800		2,660	
Total Acres: .2939 Spot: _____ Location: _____					

Assessment Information					
	Appraised	Cost	Income	Prior	
Land	97,700	97,700	0	93,600	
Building	297,800	327,300	0	246,700	
Total	395,500	425,000	0	340,300	
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
08/06/02	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose	%	Complete
07/21/05	44578	3,000	BLDG 21 Ft A/G Pool	0	
07/06/01	34935	87,966	BLDG 48 X 28 R/R W/D	100	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/19	395,000	Land + Bldg	Valid Sale	51698/82 19084/139	Quit Claim	MERILUS MANORO DODERO MARIANNE

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Dwelling Information

Style	Raised Ranch	Year Built	2001
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

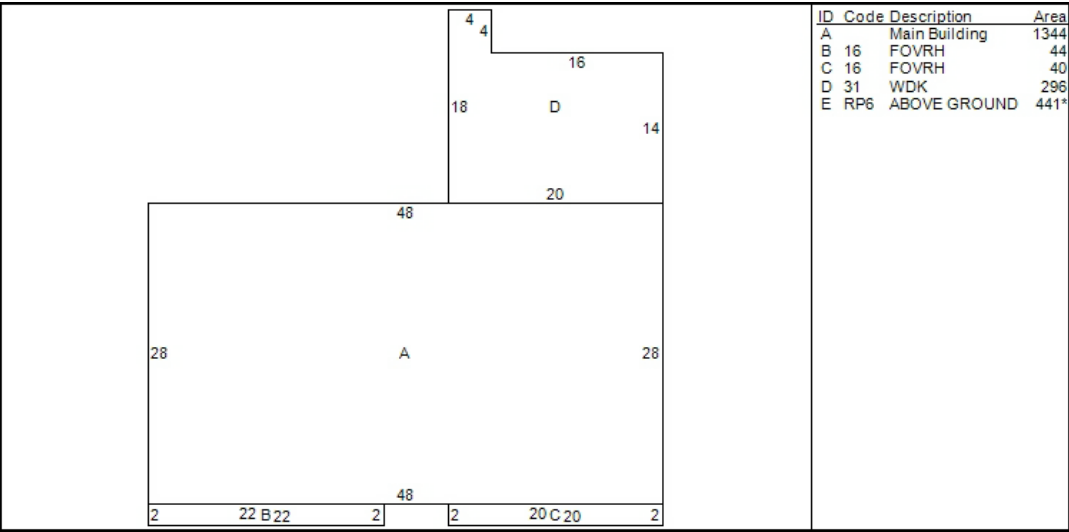
Grade & Depreciation

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

Dwelling Computations

Base Price	286,887	% Good	90
Plumbing	19,574	% Good Override	
Basement	26,921	Functional	
Heating	7,821	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	351,340	Additions	11,070
Ground Floor Area	1,344		
Total Living Area	1,428	Dwelling Value	327,280

Building Notes



ID	Code	Description	Area
A		Main Building	1344
B	16	FOVRH	44
C	16	FOVRH	40
D	31	WDK	296
E	RP6	ABOVE GROUND	441

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	21 x 21		441	1	2008	C	A	

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			3,420
2		16			3,240
3		31			4,410