


|                                                                                     |  |                    |                                                                                                                                         |                                |  |              |  |                           |  |
|-------------------------------------------------------------------------------------|--|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--|--------------|--|---------------------------|--|
| Situs : 787 N CARY ST                                                               |  | Parcel ID: 174-195 |                                                                                                                                         | Class: Single Family Residence |  | Card: 1 of 1 |  | Printed: October 28, 2020 |  |
| CURRENT OWNER                                                                       |  |                    | GENERAL INFORMATION                                                                                                                     |                                |  |              |  |                           |  |
| ZENEWICZ HERBERT F<br>787 N CARY ST<br>BROCKTON MA 02302                            |  |                    | Living Units 1<br>Neighborhood 200<br>Alternate ID 65 1/2 - 1 CARY<br>Vol / Pg 14551/138<br>District<br>Zoning R1C<br>Class Residential |                                |  |              |  |                           |  |
| Property Notes                                                                      |  |                    |                                                                                                                                         |                                |  |              |  |                           |  |
|  |  |                    |                                                                                                                                         |                                |  |              |  |                           |  |
| 174-195 03/16/2020                                                                  |  |                    |                                                                                                                                         |                                |  |              |  |                           |  |

|                    |      |                   |             |        |                                  |           |         |         |       |         |
|--------------------|------|-------------------|-------------|--------|----------------------------------|-----------|---------|---------|-------|---------|
| Land Information   |      |                   |             |        | Assessment Information           |           |         |         |       |         |
| Type               | Size | Influence Factors | Influence % | Value  |                                  | Appraised | Cost    | Income  | Prior |         |
| Primary            | SF   | 7,551             |             | 91,450 |                                  |           |         |         |       |         |
|                    |      |                   |             |        |                                  | Land      | 91,500  | 91,500  | 0     | 87,800  |
|                    |      |                   |             |        |                                  | Building  | 196,900 | 248,100 | 0     | 198,900 |
|                    |      |                   |             |        |                                  | Total     | 288,400 | 339,600 | 0     | 286,700 |
|                    |      |                   |             |        | Manual Override Reason           |           |         |         |       |         |
|                    |      |                   |             |        | Base Date of Value 1/1/2020      |           |         |         |       |         |
|                    |      |                   |             |        | Effective Date of Value 1/1/2020 |           |         |         |       |         |
| Total Acres: .1733 |      |                   |             |        | Value Flag MARKET APPROACH       |           |         |         |       |         |
| Spot:              |      |                   |             |        | Gross Building:                  |           |         |         |       |         |
| Location:          |      |                   |             |        |                                  |           |         |         |       |         |

|                      |    |              |        |                    |        |        |                   |            |
|----------------------|----|--------------|--------|--------------------|--------|--------|-------------------|------------|
| Entrance Information |    |              |        | Permit Information |        |        |                   |            |
| Date                 | ID | Entry Code   | Source | Date Issued        | Number | Price  | Purpose           | % Complete |
| 09/04/20             | CM | Field Review | Other  | 06/26/13           | B58424 | 13,375 | BLDG Strip/Reroof | 100        |
|                      |    |              |        |                    |        |        |                   |            |

|                         |        |             |              |                |           |         |
|-------------------------|--------|-------------|--------------|----------------|-----------|---------|
| Sales/Ownership History |        |             |              |                |           |         |
| Transfer Date           | Price  | Type        | Validity     | Deed Reference | Deed Type | Grantee |
| 11/01/91                | 78,750 | Land + Bldg | Repossession | 14551/138      |           |         |
|                         |        |             |              |                |           |         |

Situs : 787 N CARY ST

Parcel Id: 174-195

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Bungalow

Year Built

1926

Story height

1.5

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Tan

Basement

Basement

Full

# Car Bsm't Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Warm Air

Fireplaces

Stacks

1

Openings

1

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

1

Family Rooms

1

Half Baths

Kitchens

Extra Fixtures

Total Rooms

7

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

329,664

% Good

62

Plumbing

% Good Override

Basement

20,623

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

9,382

C&D Factor

Subtotal

359,670

Adj Factor

1

Additions

14,820

Ground Floor Area

1,026

Dwelling Value

237,820

Total Living Area

1,801

Building Notes

13

27

6

9

D

9

6

8

22

E

22

8

27

16

B

16

8

C

8

38

A

38

ID

Code

Description

Area

A

Main Building

1026

B

10

1SFR

208

C

31

WDK

104

D

10

1SFR

54

E

12

EPF

178

F

RG3

GARAGE - UNF ATTIC

528\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 528

528

1

1986

B

A

10,280

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

10

8,060

2

31

990

3

10

2,420

4

12

3,350