

Situs : 775 N CARY ST	Parcel ID: 174-197	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ELLIS BRYAN LATOYA A WEAVER 775 N CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 65 1/2 - 8 CARY Vol / Pg 48620/326 District Zoning R1C Class Residential

Property Notes



174-197 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 792			750
Total Acres: .2478 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,800	95,800	0	91,700
Building	242,500	295,400	0	234,400
Total	338,300	391,200	0	326,100
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
09/22/14	JOD	Estimated For Misc Reason	Ow ner

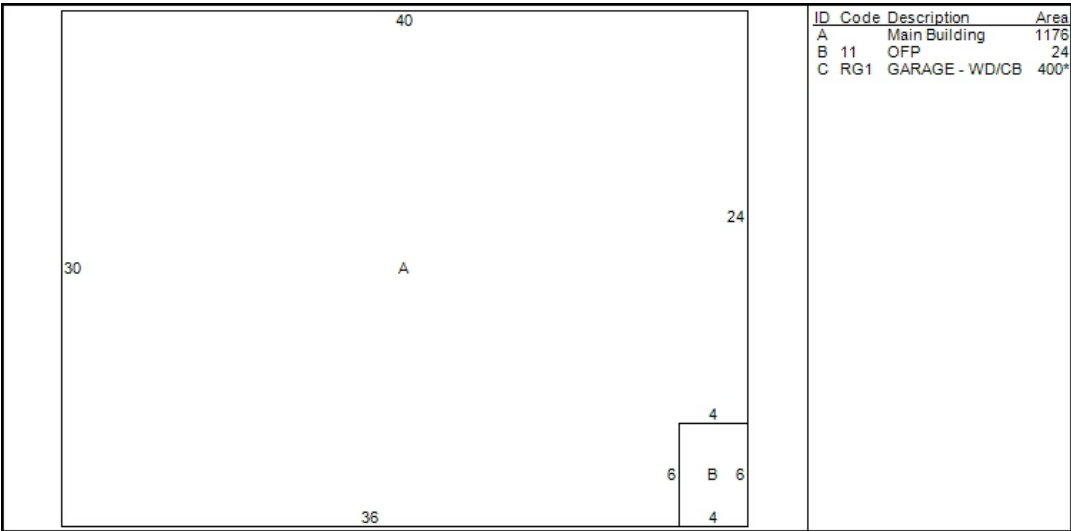
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/01/15	1	0	BLDG Carryover	100
04/03/14	B59690	7,600	BLDG A/C + Duct Work	0
03/14/14	B59587	15,000	BLDG Add Bdrms+Bath	0
12/18/13	B59294	25,000	BLDG See Notes	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/17	354,900	Land + Bldg	Valid Sale	48620/326	Quit Claim	ELLIS BRYAN
12/11/13	112,000	Land + Bldg	Court Order/Decree	43908/21		

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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	999	FBLA Type	Custom
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	241,578	% Good	85
Plumbing	9,062	% Good Override	
Basement	22,669	Functional	
Heating	6,586	Economic	
Attic	0	% Complete	
Other Features	58,694	C&D Factor	
		Adj Factor	1
Subtotal	338,590	Additions	510
Ground Floor Area	1,176		
Total Living Area	2,175	Dwelling Value	288,310

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1960	C	A	7,050

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		11			510	