

Situs : 773 N CARY ST

Parcel ID: 174-198

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

RESENDE DEILA
773 N CARY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 65 1/2 - 6 CARY
Vol / Pg 51486/182
District
Zoning R1C
Class Residential

Property Notes



174-198 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000

Total Acres: .2296
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	230,800	239,800	0	195,600
Total	325,800	334,800	0	286,600

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/02/09	52440	20,646	BLDG Redo Decks,Sidn	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/19	347,000	Land + Bldg	Valid Sale	51486/182	Quit Claim	RESENDE DEILA
04/26/19	200,000	Land + Bldg	Court Order/Decree	51040/128 3828/724	Quit Claim	960 PLYMOUTH ENTERPRISES CORP PIERCE RUSSELL E

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Dwelling Information

Style	Raised Ranch	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	2	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	234,652	% Good	80
Plumbing		% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,001	C&D Factor	
		Adj Factor	1
Subtotal	293,670	Additions	4,880
Ground Floor Area	1,008		
Total Living Area	1,584	Dwelling Value	239,820

Building Notes

ID	Code	Description	Area
A		Main Building	1008
B	16	FOVRH	40
C	16	FOVRH	32

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		16			2,640
2		16			2,240