

Situs : 174 HILLBERG AV	Parcel ID: 072-078	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PROCACCINI JOSEPH M AND DOLORES E PROCACCINI LE C/O DANIEL T MURPHY 36 BRADFORD ST QUINCY MA 02169	Living Units 1 Neighborhood 70 Alternate ID 23 Vol / Pg 21967/178 District Zoning R1C Class Residential
Property Notes	



072-078 03/23/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	2,000			1,460
Total Acres: .2066					
Spot: Location:					

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	253,400	264,500	0	249,900
Total	333,300	344,400	0	324,500
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
08/17/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/26/02		Land + Bldg	Transfer Of Convenience	21967/178		

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Dwelling Information			
<b>Style</b>	Raised Ranch	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	1
<b>FBLA Size</b>	700	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	2
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

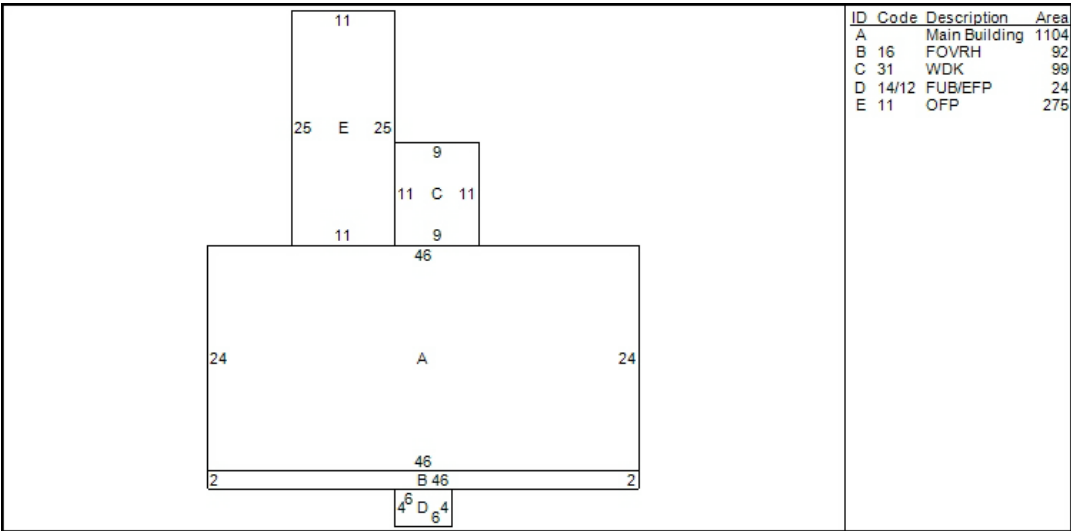
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	249,537	<b>% Good</b>	76
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	23,416	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	52,188	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	331,670	<b>Additions</b>	12,460

<b>Ground Floor Area</b>	1,104	<b>Dwelling Value</b>	264,530
<b>Total Living Area</b>	1,896		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			5,090	
2		31			1,220	
3	14	12			680	
4		11			5,470	