

<b>Situs : 247 QUINCY ST</b>	<b>Parcel ID: 155-117</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
BELMOSTO RUTH F	Living Units 1
247 QUINCY ST	Neighborhood 200
BROCKTON MA 02302	Alternate ID 21
	Vol / Pg 03225/00212
	District
	Zoning C2
	Class Residential

Property Notes



155-117 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 378			360
Total Acres: .2383				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,400	95,400	0	91,300
Building	180,800	184,900	0	154,100
Total	276,200	280,300	0	245,400
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
08/21/20	CM	Field Review	Other

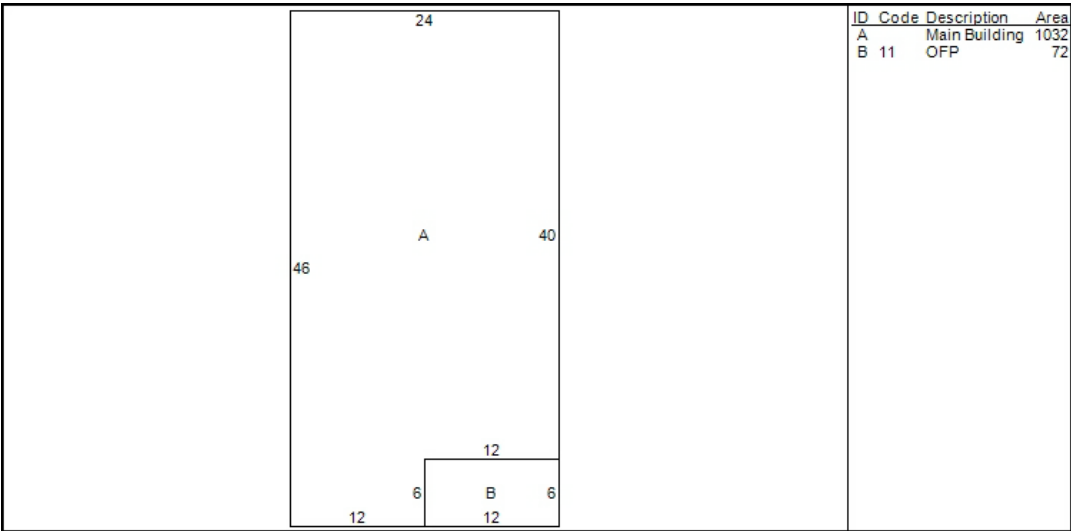
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/01/02	37089	0	BLDG Demo 1 Car Gara	100
05/09/01	34518	0	BLDG 1 Flat Sign On	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3225/212		

Situs : 247 QUINCY ST	Parcel Id: 155-117	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	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>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath 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>	220,779	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	20,717	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	241,500	<b>Additions</b>	1,370
<b>Ground Floor Area</b>	1,032		
<b>Total Living Area</b>	1,032	<b>Dwelling Value</b>	184,910

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 Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,370	