

**Situs : 235 QUINCY ST**

**Parcel ID: 155-119**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

PHILBERT DEBRA  
235 QUINCY ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	24
Vol / Pg	19871/218
District	
Zoning	C5
Class	Residential

## Property Notes



155-119 03/18/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	9,729			94,610

Total Acres: .2233  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	94,600	94,600	0	90,700
Building	195,800	226,700	0	187,700
Total	290,400	321,300	0	278,400

## Manual Override Reason

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

### Entrance Information

Date	ID	Entry Code	Source
08/21/20	CM	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/09/09	51864	500	BLDG Repair Roof Lea	0

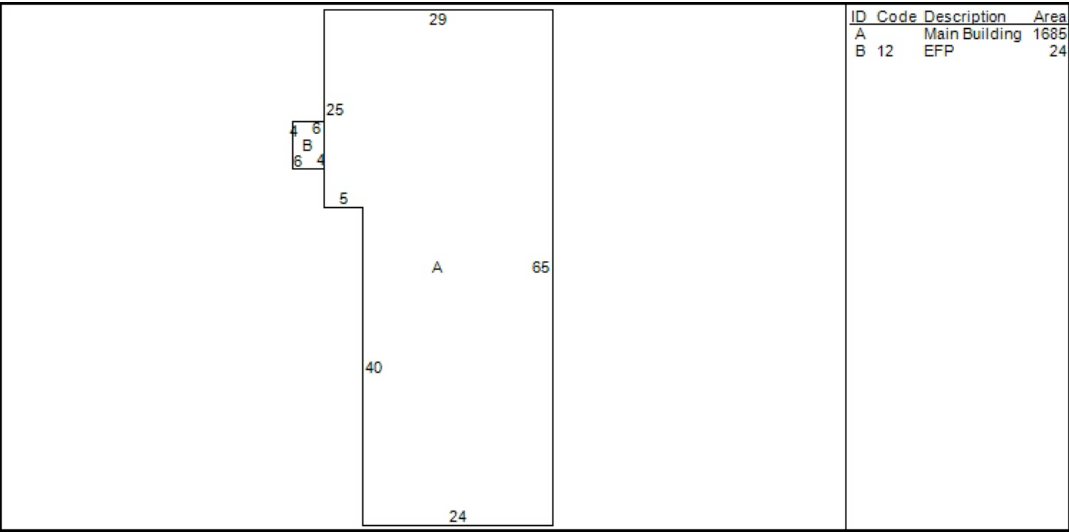
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/22/01	165,000	Land + Bldg	Valid Sale	19871/218		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1925
<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>	
<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>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<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>		<b>Half Baths</b>	2
<b>Kitchens</b>	1	<b>Extra Fixtures</b>	
<b>Total Rooms</b>	9		
<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>	Average	<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>	314,754	<b>% Good</b>	62
<b>Plumbing</b>	12,083	<b>% Good Override</b>	
<b>Basement</b>	29,535	<b>Functional</b>	
<b>Heating</b>	8,581	<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>	364,950	<b>Additions</b>	430
<b>Ground Floor Area</b>	1,685		
<b>Total Living Area</b>	1,685	<b>Dwelling Value</b>	226,700

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	
2		12			430	