

Situs : 233 QUINCY ST	Parcel ID: 155-120	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COLON THOMAS PO BOX 7332 BROCKTON MA 02303	Living Units 1 Neighborhood 200 Alternate ID 25 Vol / Pg 47613/286 District Zoning C5 Class Residential

Property Notes



155-120 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,733		90,260
Total Acres: .1546 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	86,800
Building	254,700	319,100	0	240,800
Total	345,000	409,400	0	327,600
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
02/22/17	CJP	Field Review	Other
02/27/04	BM	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/18/16	180,000	Land + Bldg	Outlier-Written Desc Needed	47613/286	Quit Claim	COLON THOMAS
10/14/04		Land + Bldg	Transfer Of Convenience	29252/321		
08/28/03	239,900	Land + Bldg	Change After Sale (Physical)	26347/245		

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Dwelling Information

Style	Colonial	Year Built	1994
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar
FBLA Size	x	FBLA Type
Rec Rm Size	x	Rec Rm Type

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens	1	Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

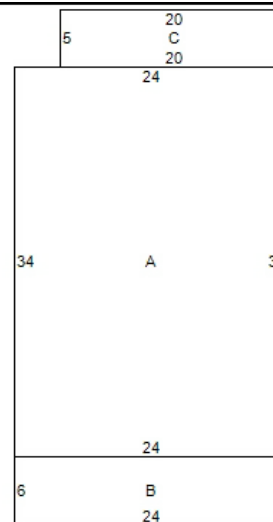
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	338,053	% Good	85
Plumbing	6,525	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	363,800	Additions	9,860
Ground Floor Area	816		
Total Living Area	1,776	Dwelling Value	319,090

Building Notes



ID	Code	Description	Area
A		Main Building	816
B	10	1SFR	144
C	31	WDK	100

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		10			8,500
2		31			1,360