

Situs : 231 QUINCY ST

Parcel ID: 155-121

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

231 QUINCY STREET LLC
231 QUINCY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 26
Vol / Pg 45148/160
District
Zoning C5
Class Residential

Property Notes

MLS 71715586



155-121 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,536		89,980

Total Acres: .15
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,000	90,000	0	86,500
Building	139,800	160,000	0	147,600
Total	229,800	250,000	0	234,100

Manual Override Reason

Value Flag MARKET APPROACH
Gross Building:
Base Date of Value 1/1/2020
Effective Date of Value 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
05/11/15	B62066	5,700	BLDG Duct System	100
03/18/15	B61737	39,000	BLDG Int Renovations	100
01/07/11	54337	3,200	BLDG Sid/Wnds+ 1 Rm	0
07/15/99	31066	5,000	BLDG 19 Rep Window s	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/15/15	182,500	Land + Bldg	Change After Sale (Physical)	45148/160		231 QUINCY STREET LLC
12/28/10	65,000	Land + Bldg	Sale After Foreclosure	39470/323		
06/04/10	170,327	Land + Bldg	Repossession	38595/119		
07/07/04	210,000	Land + Bldg	Valid Sale	28618/048		
06/04/99	87,000	Land + Bldg	Valid Sale	17533/38		

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Dwelling Information

Style	Bungalow	Year Built	1925
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	467	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

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

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

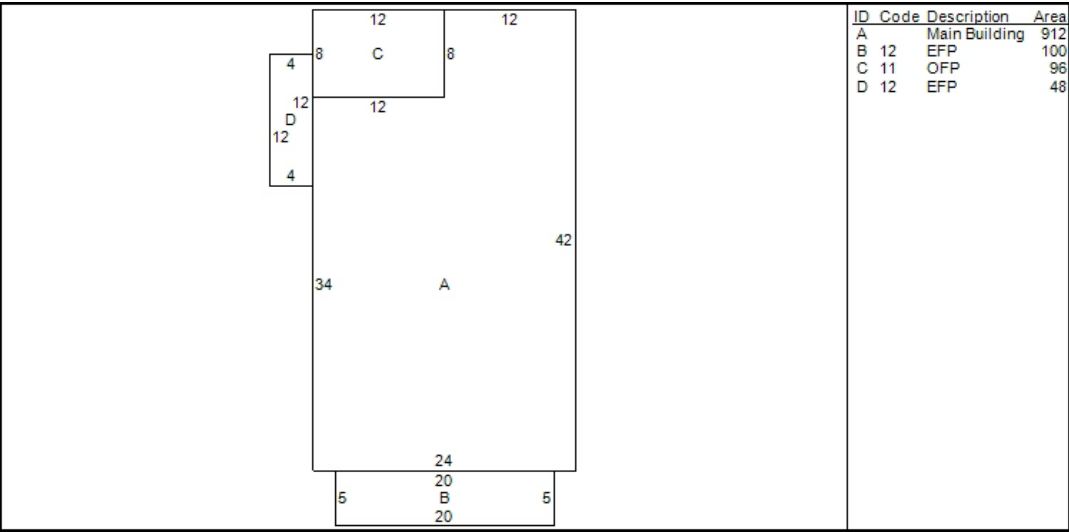
Grade & Depreciation

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

Dwelling Computations

Base Price	203,487	% Good	62
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	5,548	Economic	
Attic	0	% Complete	
Other Features	23,052	C&D Factor	
		Adj Factor	1
Subtotal	251,180	Additions	4,280
Ground Floor Area	912		
Total Living Area	1,379	Dwelling Value	160,010

Building Notes



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		12			1,920
2		11			1,430
3		12			930