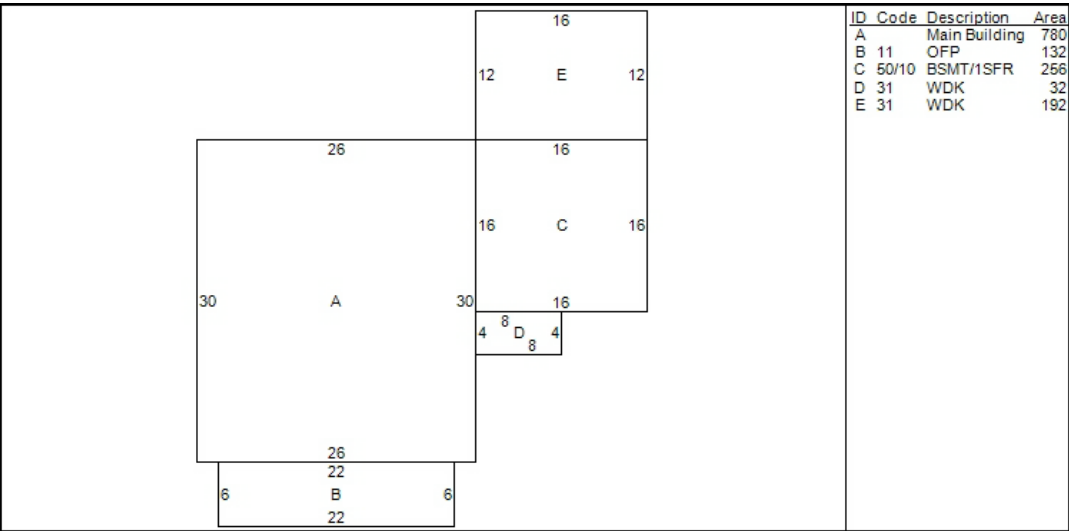


Situs : 210 QUINCY ST		Parcel ID: 156-210		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
VALDEZ SATURNINO MABEL VALDEZ 210 QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 361 Vol / Pg 50518/243 District Zoning R1C Class Residential						
Property Notes									
<div><div></div><div>156-210 03/16/2020</div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	8,932		93,450					
Total Acres: .2051 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/25/20	CM	Field Review	Other						
04/19/06	BM	Not At Home	Ow ner						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	93,500	93,500	0	89,600					
Building	134,200	159,100	0	145,400					
Total	227,700	252,600	0	235,000					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
07/25/19	BP-19-1312	4,690	REMODEL						
07/11/05	44454	19,000	BLDG	Roof Over	0				
02/18/05	43494	2,450	BLDG	Split Into 2 Ro	0				
08/05/97	27816	600	BLDG	Repl 1/2 Roof	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/14/18	255,000	Land + Bldg	Valid Sale	50518/243 6231/232	Quit Claim	VALDEZ SATURNINO			

Situs : 210 QUINCY ST	Parcel Id: 156-210	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Bungalow	Year Built	1920
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
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	184,442	% Good	62
Plumbing		% Good Override	
Basement	17,307	Functional	
Heating	0	Economic	
Attic	29,811	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	231,560	Additions	15,500
Ground Floor Area	780		
Total Living Area	1,348	Dwelling Value	159,070

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		11			1,980	
2	50	10			11,410	
3		31			310	
4		31			1,800	