

<b>Situs : 216 QUINCY ST</b>	<b>Parcel ID: 156-211</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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<b>CURRENT OWNER</b>  BALESTRA SANDRA A 216 QUINCY ST BROCKTON MA 02302	<b>GENERAL INFORMATION</b>  Living Units 1 Neighborhood 200 Alternate ID 362-1 Vol / Pg LC/102217 District Zoning R1C Class Residential
<b>Property Notes</b>  	



156-211 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,645		93,040
Total Acres: .1985 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,000	93,000	0	89,200
Building	289,000	332,800	0	284,500
Total	382,000	425,800	0	373,700
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/25/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/17/02		Land + Bldg	Transfer Of Convenience	LC/102217		

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### Dwelling Information

Style	Split Level	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

## Basement

Basement	Full	# Car Bsm't Gar
FBLA Size	704	FBLA Type
Rec Rm Size	x	Rec Rm Type

## Heating & Cooling

Heat Type	Central Ac
Fuel Type	Electric
System Type	Hot Water

## Fireplaces

Stacks	1
Openings	1
Pre-Fab	

### Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

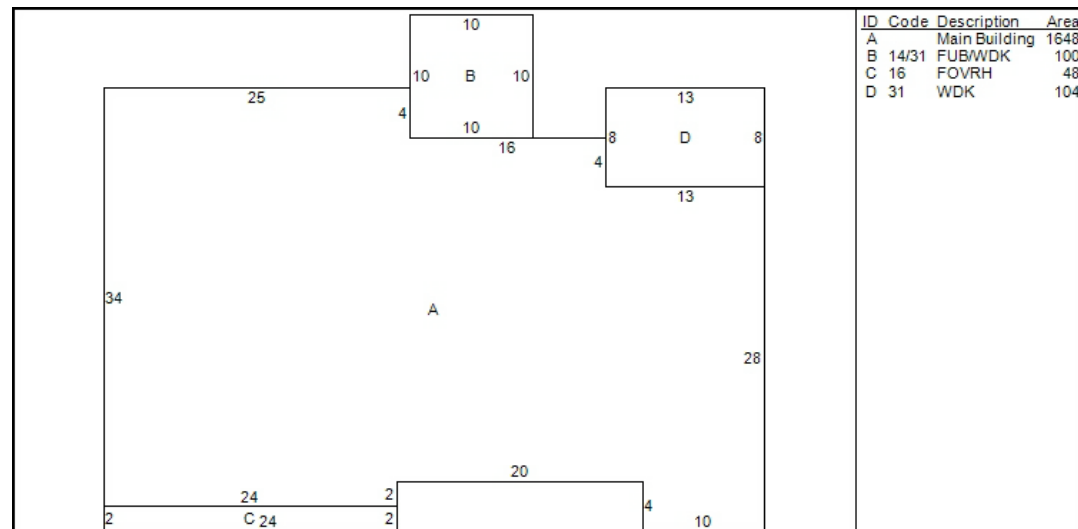
## Grade & Depreciation

<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

Base Price	334,250	% Good	76
Plumbing	6,525	% Good Override	
Basement	31,365	Functional	
Heating	9,113	Economic	
Attic	0	% Complete	
Other Features	47,663	C&D Factor	
		Adj Factor	1
Subtotal	428,920	Additions	6,840
Ground Floor Area	1,648		
Total Living Area	2,400	Dwelling Value	332,820

## Building Notes



## 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	14	31			2,430
2		16			3,120
3		31			1,290