

Situs : 224 QUINCY ST	Parcel ID: 156-212	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BRANCZEWSKI ANN M 224 QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 363 Vol / Pg 03780/00676 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,500		87,030
Total Acres: .1033 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,000	87,000	0	83,900
Building	189,100	193,900	0	194,900
Total	276,100	280,900	0	278,800
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
08/25/20	CM	Field Review	Other
07/15/15	DR	Unoccupied	Ow ner

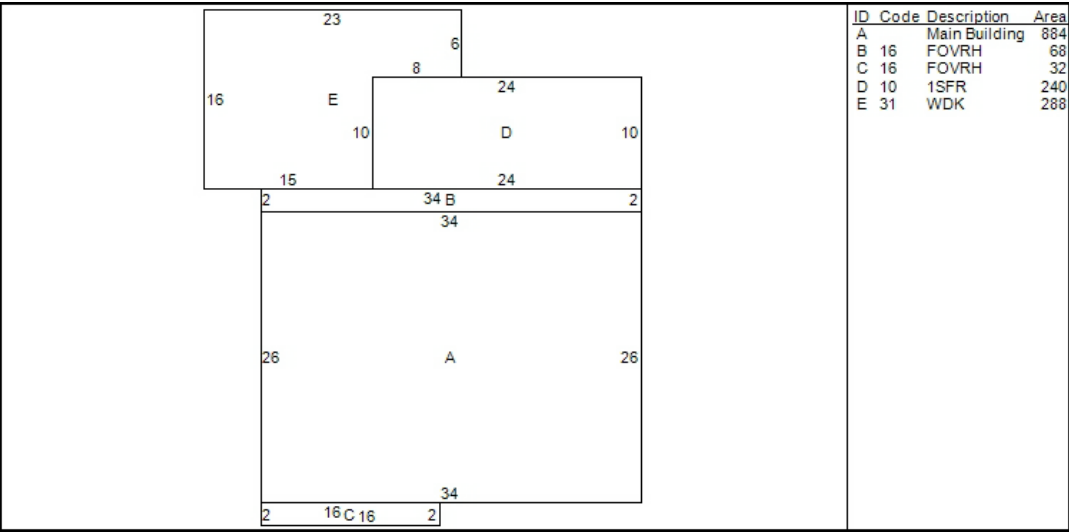
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/16/01	35582	2,300	BLDG Replace 8 Windo	100
09/20/00	33523	900	BLDG Strip & Redo 6s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3780/676		

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Dwelling Information			
Style	F To B Splt	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
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	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	228,580	Additions	20,210
Ground Floor Area	884		
Total Living Area	1,624	Dwelling Value	193,930

Building Notes	



ID	Code	Description	Area
A		Main Building	884
B	16	FOVRH	68
C	16	FOVRH	32
D	10	1SFR	240
E	31	WDK	288

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		16			3,570	
2		16			1,980	
3		10			11,320	
4		31			3,340	