

Situs : 228 QUINCY ST	Parcel ID: 156-213	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
MURRAY FETIMA N 228 QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 364 Vol / Pg 38573/222 District Zoning R1C Class Residential
Property Notes	



156-213 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,765		87,410
<div> <div>Total Acres: .1094</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	87,400	87,400	0	84,200
	Building	185,500	220,100	0	192,100
	Total	272,900	307,500	0	276,300
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

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

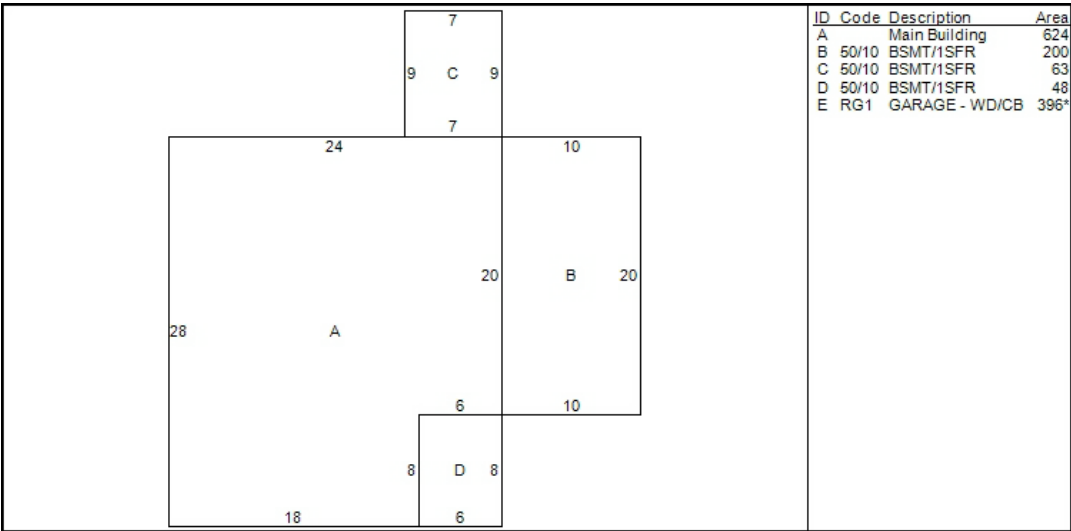
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/25/09	51270	4,138	BLDG 3 Window s	0
08/23/06	47093	1,700	BLDG Remodel Bthroom	0
11/23/01	35831	900	BLDG Rubber Roof	100
08/24/01	35261	4,000	BLDG 8 Vinyl Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/24/18	270,000	Land + Bldg	Valid Sale	50212/156	Quit Claim	MURRAY FETIMA N
05/28/10	191,000	Land + Bldg	Valid Sale	38573/222		
01/15/09	135,000	Land + Bldg	Sale After Foreclosure	36689/294		
10/12/07	270,000	Land + Bldg	Repossession	35179/154		
03/25/05	260,000	Land + Bldg	Valid Sale	30217/180		
09/16/02	200,000	Land + Bldg	Valid Sale	22860/265		
06/30/99		Land + Bldg	Transfer Of Convenience	17623/2		
05/30/97	87,000	Land + Bldg		15211		

Situs : 228 QUINCY ST	Parcel Id: 156-213	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1920
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	262,259	% Good	62
Plumbing	19,574	% Good Override	
Basement	16,406	Functional	
Heating	7,150	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	315,520	Additions	17,480
Ground Floor Area	624		
Total Living Area	1,403	Dwelling Value	213,100

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	396	396	1	1950	C	A	7,010

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	50	10			10,660	
2	50	10			3,780	
3	50	10			3,040	