

Situs : 228 QUINCY ST

Parcel ID: 156-213

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MURRAY FETIMA N
228 QUINCY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 364
Vol / Pg 38573/222
District
Zoning R1C
Class Residential



156-213 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 4,765			87,410

Total Acres: .1094
Spot: Location:

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
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

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		

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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

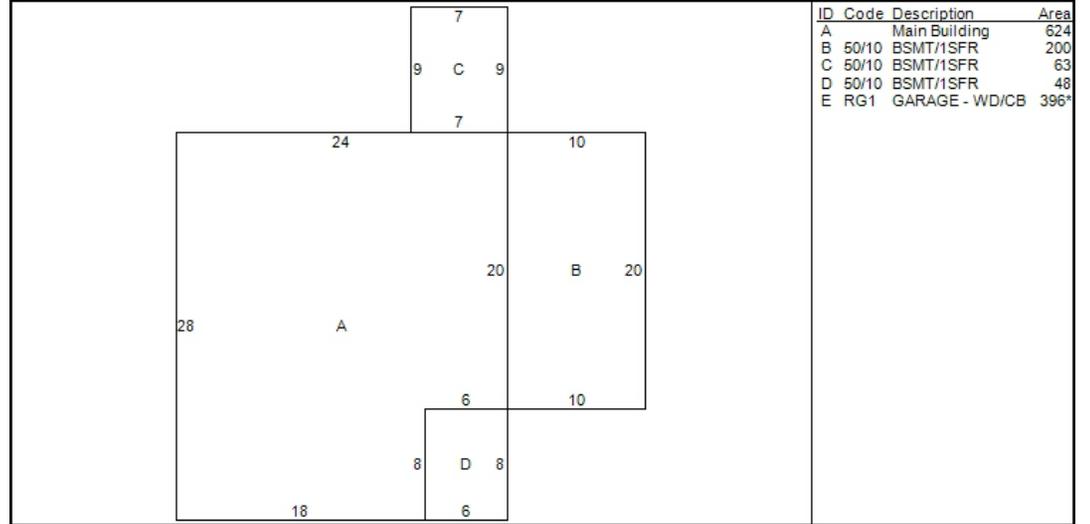
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

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

ID	Code	Description	Area
A		Main Building	624
B	50/10	BSMT/1SFR	200
C	50/10	BSMT/1SFR	63
D	50/10	BSMT/1SFR	48
E	RG1	GARAGE - WD/CB	396*



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