

Situs : QUINCY ST

Parcel ID: 156-221

Class: Vacant Land - Undevelopable

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
BALESTRA SANDRA A
216 QUINCY ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units
Neighborhood 200
Alternate ID 362
Vol / Pg LC/104895
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	SF 9,622			2,890

Total Acres: .2209
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	2,900	2,900	0	2,700
Building	0	0	0	0
Total	2,900	2,900	0	2,700

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Value Flag COST APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/11/04		Land Only	Transfer Of Convenience	LC/104895		
08/01/90	6,000	Land Only	Valid Sale			

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Dwelling Information

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

Basement

Basement	# Car Bsm t Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling **Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	Bath Type
Kitchen Type	Bath Remod
Kitchen Remod	

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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 Location
Unit Level	Unit View
Unit Parking	Model Make (MH)
Model (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value