

Situs : 232 QUINCY ST		Parcel ID: 156-469		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MANDIGO GEORGE E & KATHLEEN A MANDIGO 14 BRIGANTINE CR NORWELL MA 02061			Living Units 1 Neighborhood 200 Alternate ID 364-1 Vol / Pg 09649/00107 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	4,322		86,770					
Total Acres: .0992 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	86,800	86,800	0	83,600					
Building	187,500	184,300	0	176,800					
Total	274,300	271,100	0	260,400					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/01/85	64,900	Land + Bldg	Valid Sale	9649/107					

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Dwelling Information			
Style	F To B Splt	Year Built	1980
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	326	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	1
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	189,704	% Good	80
Plumbing	6,041	% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	16,092	C&D Factor	
		Adj Factor	1
Subtotal	220,740	Additions	7,520
Ground Floor Area	816		
Total Living Area	1,278	Dwelling Value	184,110

Building Notes	

<div> <div>2</div> <div>34</div> <div>C</div> <div>2</div> </div> <div> <div>34</div> <div>24</div> <div>A</div> <div>24</div> </div> <div> <div>34</div> <div>2</div> <div>B</div> <div>34</div> </div>	<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>816</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>80*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	816	B	16	FOVRH	68	C	16	FOVRH	68	D	RS1	FRAME UTILITY SHED	80*
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1980	C	F	220

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			3,760	
2		16			3,760	