

Situs : 194 QUINCY ST		Parcel ID: 156-473		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ROSE JOHN 194 QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 356 Vol / Pg 43852/39 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	16,799			15,960				
Total Acres: .6153 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		111,000	111,000	0	106,300				
Building		207,200	238,600	0	195,900				
Total		318,200	349,600	0	302,200				
						Manual Override Reason			
						Base Date of Value 1/1/2020			
Value Flag MARKET APPROACH						Effective Date of Value 1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
06/17/14	B60158	5,836	BLDG	A/G Pool	100				
05/21/07	48535	4,750	BLDG	Replace Shingle	0				
11/27/98	29986	750	BLDG	2 Drains, Dnspt	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/22/13	215,000	Land + Bldg	Valid Sale	43852/39					
10/03/13	1	Land + Bldg	Court Order/Decree	43679/120					
11/01/85	87,000	Land + Bldg							

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Dwelling Information			
Style	Ranch	Year Built	1985
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	Full	# Car Bsm't Gar	
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	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

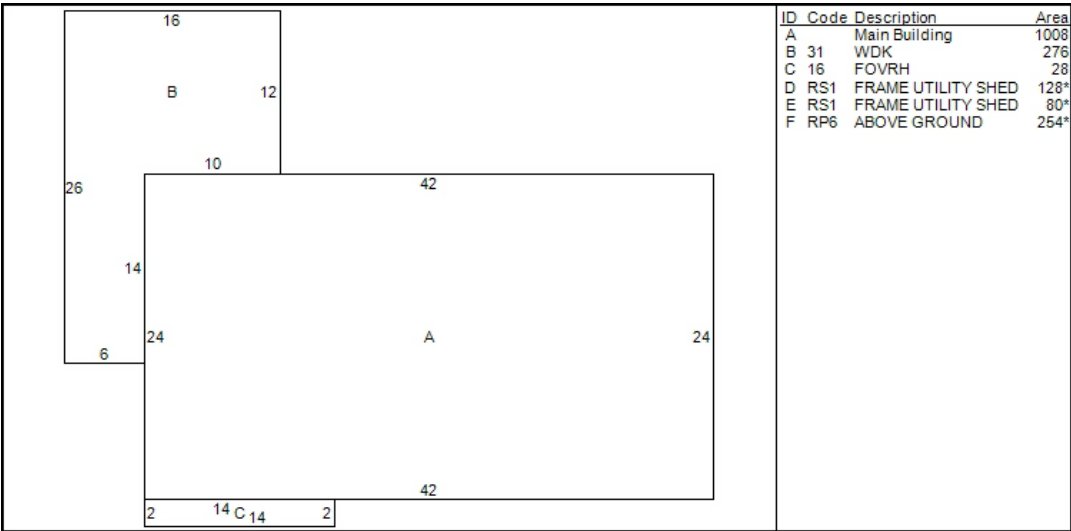
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	217,270	% Good	82
Plumbing		% Good Override	
Basement	20,388	Functional	
Heating	5,923	Economic	
Attic	0	% Complete	
Other Features	39,489	C&D Factor	
		Adj Factor	1
Subtotal	283,070	Additions	5,490

Ground Floor Area	1,008		
Total Living Area	1,836	Dwelling Value	237,610

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	128	128	1	1986	C	A	470
Frame Shed	x		80	1	2000	C	A	490
Ag Pool	x		254	1	2000	C	A	

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		31			3,440	
2		16			2,050	