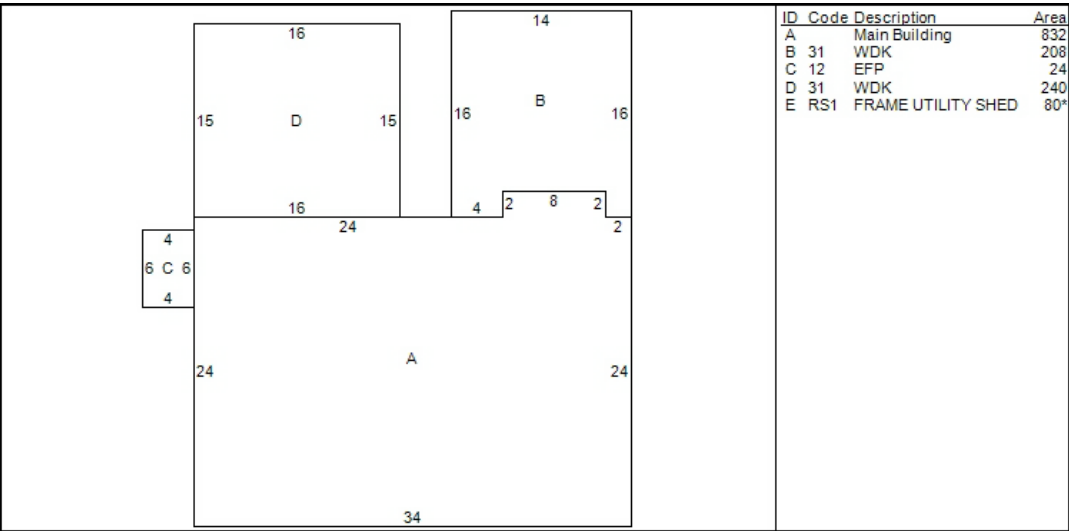


Situs : 200 QUINCY ST		Parcel ID: 156-474		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DOWNES VICTORIA Y 200 QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 357 Vol / Pg 43224/126 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	15,590			14,810				
Total Acres: .5875 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		109,800	109,800	0	105,200				
Building		250,300	298,600	0	247,500				
Total		360,100	408,400	0	352,700				
Manual Override Reason									
Value Flag		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			
03/15/10	52867	3,600	BLDG	Reroof		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/15/18	322,000	Land + Bldg	Valid Sale	50524/247	Quit Claim	DOWNES VICTORIA Y			
06/19/13	230,000	Land + Bldg	Valid Sale	43224/126					
07/31/97	131,500	Land Only		15368					
07/01/97	131,500	Land + Bldg	Valid Sale						
05/01/89	154,900	Land + Bldg	Valid Sale						

Situs : 200 QUINCY ST	Parcel Id: 156-474	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Cape	Year Built	1985
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	310,975	% Good	82
Plumbing	6,525	% Good Override	
Basement	19,454	Functional	
Heating	8,478	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	355,570	Additions	6,730
Ground Floor Area	832		
Total Living Area	1,456	Dwelling Value	298,300

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1985	C	A	290

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			2,790	
2		12			660	
3		31			3,280	