

Situs: 204 QUINCY ST

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER RODRIQUES SOCORRO

ELIZABETH RODRIQUES

204 QUINCY ST

BROCKTON MA 02302

Parcel ID: 156-475

GENERAL INFORMATION

Living Units 1 Neighborhood 200

Alternate ID 358 Vol / Pg 30104/139

District

R1C

Zoning Class Residential

Property Notes

Land Information

Type Size Influence Factors Influence % Value Primary SF 10,000 95,000 Residual SF 14,575 13,850

Total Acres: .5642

Spot: Location:

Assessment Information										
	Appraised	Cost	Income	Prior						
Land	108,900	108,900	0	104,300						
Building	264,700	314,800	0	252,300						
Total	373.600	423,700	0	356.600						

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH **Gross Building:**

Entrance Information

Date ID **Entry Code** Source 08/25/20 CM Field Review Other 08/04/16 CJP Refused Ow ner

Permit Information								
Date Issued	Number	Price	Purpose		% Complete			
04/08/16	1	0	BLDG	Completed; No Entryallow ed Assi	u 100			
04/02/13	57926	30,000	BLDG	Tw o Car Gar Brm	100			
10/21/10	54030	4,000	BLDG	Roof Main House	0			
06/02/10	53345	6,000	BLDG	Rebuild Deck	0			

Sales/Ownership History

Transfer Date Price Type 315,000 Land + Bldg 03/07/05 06/01/99 138,000 Land + Bldg 01/01/89 154,900 Land + Bldg 92,000 Land + Bldg 08/01/85

Validity Valid Sale Valid Sale Valid Sale

Deed Reference Deed Type 30104/196 17516/117

Grantee



RESIDENTIAL PROPERTY RECORD CARD

2021

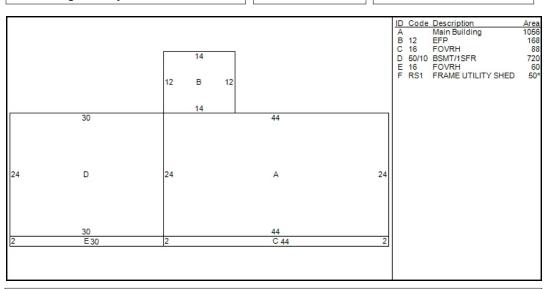
BROCKTON

Situs: 204 QUINCY ST Parcel Id: 156-475 **Dwelling Information** Style Raised Ranch Year Built 1985 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Yellow In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Gas Openings 1 System Type Warm Air Pre-Fab Room Detail Bedrooms 4 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 8 Bath Type Typical Kitchen 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** 242,230 Base Price % Good 82 9,787 **Plumbing** % Good Override 22,730 Basement **Functional** 0 Heating Economic 0 Attic % Complete 38,281 **C&D Factor Other Features** Adi Factor 1 313,030 Additions 57,970 Subtotal 1,056 **Ground Floor Area Total Living Area** 2,452 Dwelling Value 314,650 **Building Notes**

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020



			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x	5	50	1	1986	С	Α	180

	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		12			4,510					
2		16			5,250					
3	50	10			44,440					
4		16			3,770					