

Situs : 204 QUINCY ST

Parcel ID: 156-475

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

RODRIQUES SOCORRO
ELIZABETH RODRIQUES
204 QUINCY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 358
Vol / Pg 30104/139
District
Zoning R1C
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

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose		% Complete
04/08/16	1	0	BLDG	Completed; No Entry	100
04/02/13	57926	30,000	BLDG	Two 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	Validity	Deed Reference	Deed Type	Grantee
03/07/05	315,000	Land + Bldg	Valid Sale	30104/196		
06/01/99	138,000	Land + Bldg	Valid Sale	17516/117		
01/01/89	154,900	Land + Bldg	Valid Sale			
08/01/85	92,000	Land + Bldg				

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Raised Ranch

1

None

Al/Vinyl

x

Yellow

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1985

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

528

x

Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Gas

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

4

8

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

Typical

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C+

Average

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

242,230

9,787

22,730

0

0

38,281

313,030

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

82

1

57,970

Ground Floor Area

Total Living Area

Dwelling Value

1,056

2,452

314,650

Building Notes

14

12

B

12

14

30

24

D

30

E 30

44

24

A

44

C 44

ID Code

Description

Area

A

Main Building

1056

B

12

EFP

168

C

16

FOVRH

88

D

50/10

BSMT/1SFR

720

E

16

FOVRH

60

F

RS1

FRAME UTILITY SHED

50*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

10 x 5

50

1

1986

C

A

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