

Situs : 32 N QUINCY ST	Parcel ID: 159-360	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SOARES ANTHONY G 32 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 72 QUINCY Vol / Pg 50178/284 District Zoning R1C Class Residential

Property Notes



159-360 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,578		91,490
Total Acres: .174 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,500	91,500	0	87,900
Building	194,500	213,800	0	191,700
Total	286,000	305,300	0	279,600
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
08/28/20	CM	Field Review	Other
05/28/98	FT	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/31/18	68293	25,000	KITCHEN	100
02/07/07	48056	3,300	BLDG Replace Roof	0
07/09/97	27710	3,000	BLDG Roof Over Prch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/18	297,000	Land + Bldg	Valid Sale	50178/284	Quit Claim	SOARES ANTHONY G
12/22/17	207,500	Land + Bldg	Valid Sale	49338/193	Quit Claim	JOHNSON MELISSA J
12/19/13	168,552	Land + Bldg	Valid Sale	43935/157		

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Dwelling Information			
Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		

Basement			
Basement	Crawl	# Car Bsm't Gar	
FBLA Size	x	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	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

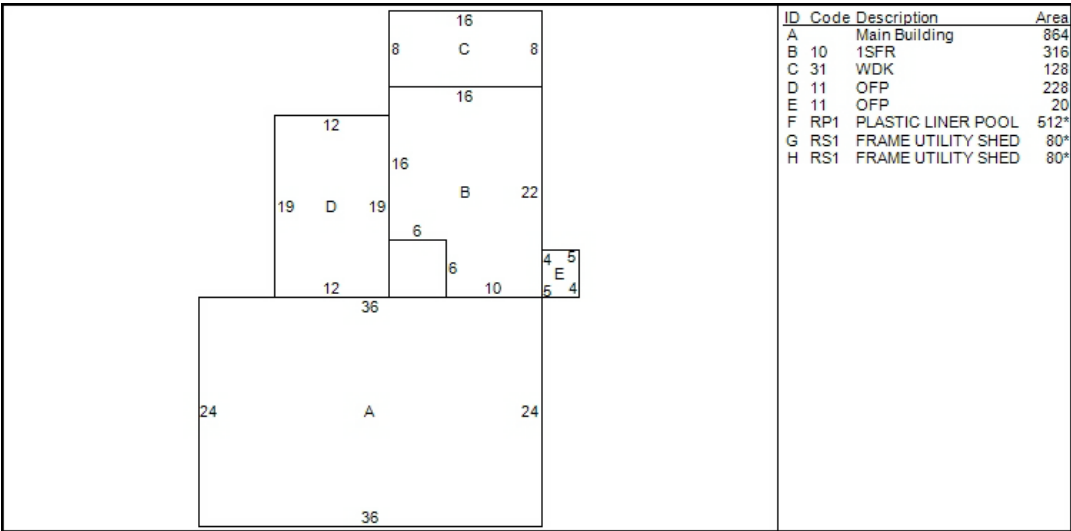
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	196,470	% Good	85
Plumbing	6,041	% Good Override	
Basement	7,102	Functional	
Heating	5,356	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	214,970	Additions	25,170

Ground Floor Area	864		
Total Living Area	1,180	Dwelling Value	207,890

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1985	C	A	5,330
Frame Shed	1 x	80	80	1	1980	C	A	290
Frame Shed	1 x	80	80	1	1986	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		10			18,280	
2		31			1,700	
3		11			4,760	
4		11			430	