

Situs : 378 N QUINCY ST	Parcel ID: 174-189	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NELSON STEVEN F & DONNA P NELSON 378 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 124-7 QUINCY Vol / Pg 13535/00125 District Zoning R1C Class Residential

Property Notes



174-189 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,435		94,180
Total Acres: .2166 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,200	94,200	0	90,300
Building	187,800	195,700	0	162,800
Total	282,000	289,900	0	253,100
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
09/04/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13535/125		

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Dwelling Information			
Style	Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Red	In-law Apt	No

Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	500	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	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
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	210,504	% Good	76
Plumbing		% Good Override	
Basement	19,753	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,722	C&D Factor	
		Adj Factor	1
Subtotal	251,980	Additions	4,180

Ground Floor Area	960	Dwelling Value	195,680
Total Living Area	992		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	300	300	1	1980	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		16			1,980	
2		31			2,200	