

**Situs : 440 N QUINCY ST**

**Parcel ID: 174-196**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
DACOSTA ZOLA  
440 N QUINCY ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 200  
Alternate ID 65 1/2 -2 CARY  
Vol / Pg 46547/103  
District  
Zoning R1C  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,028			980

Total Acres: .2532  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	96,000	96,000	0	91,900
<b>Building</b>	235,900	251,600	0	206,300
<b>Total</b>	331,900	347,600	0	298,200

**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
06/01/98	FT	Entry & Sign	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/06/09	52294	3,575	BLDG 5 Window s	0
06/23/97	27640	5,000	BLDG Vinyl Siding	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/16	264,000	Land + Bldg	Valid Sale	46547/103	Quit Claim	DACOSTA ZOLA
07/31/09	220,000	Land + Bldg	Valid Sale	37565/183		
12/15/08	147,000	Land + Bldg	Sale After Foreclosure	36603/255		

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**Dwelling Information**

<b>Style</b>	Raised Ranch	<b>Year Built</b>	1980
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Yellow		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	1
<b>FBLA Size</b>	528	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>		<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

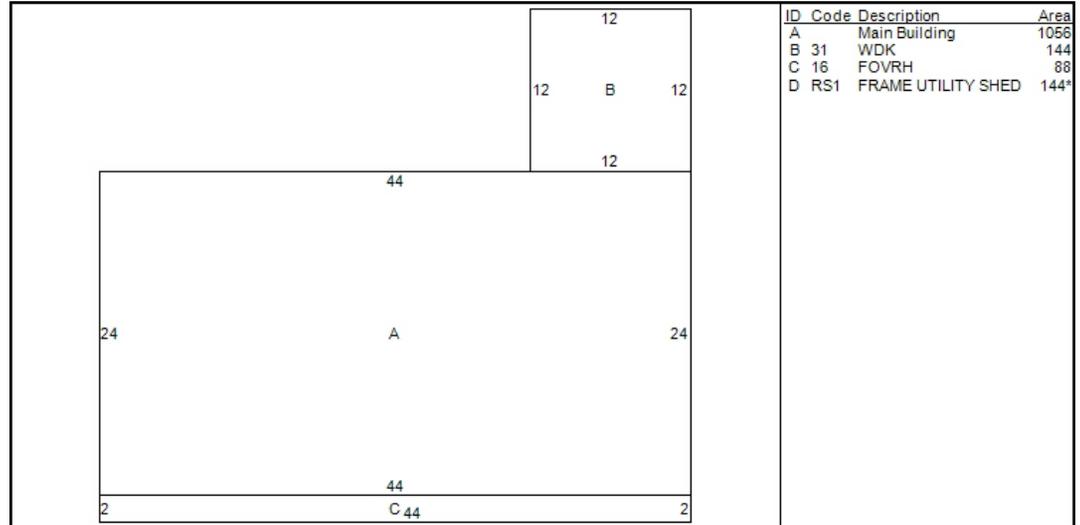
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	242,230	<b>% Good</b>	80
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	22,730	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	40,257	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	305,220	<b>Additions</b>	7,040
<b>Ground Floor Area</b>	1,056		
<b>Total Living Area</b>	1,672	<b>Dwelling Value</b>	251,220

**Building Notes**



ID	Code	Description	Area
A		Main Building	1056
B	31	WDK	144
C	16	FOVRH	88
D	RS1	FRAME UTILITY SHED	144*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1	1989	C	F	400

**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			1,920
2		16			5,120