

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



174-196 03/16/2020

Land Information

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

Total Acres: .2532
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
06/01/98	FT	Entry & Sign	Ow ner

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	91,900
Building	235,900	251,600	0	206,300
Total	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

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

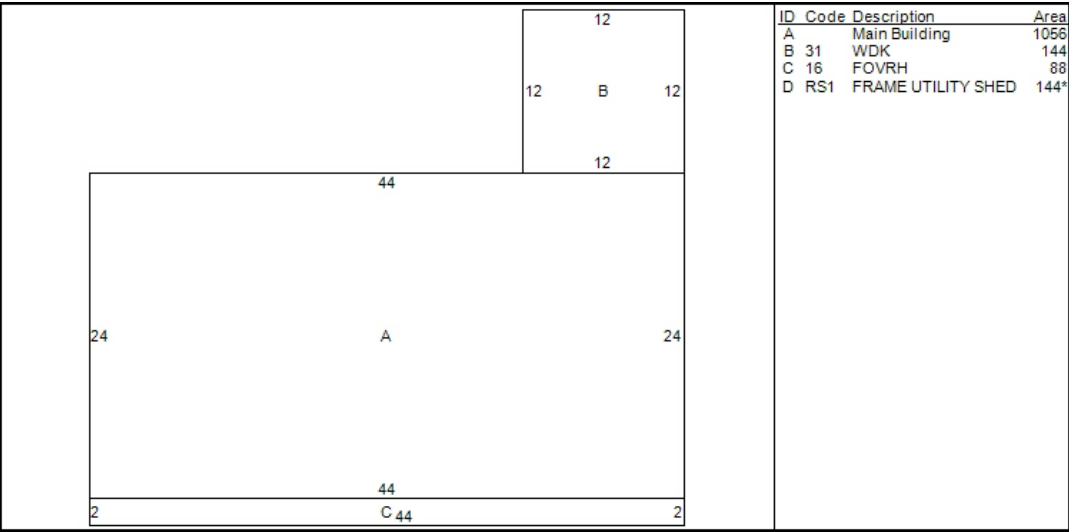
Sales/Ownership History

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			
Style	Raised Ranch	Year Built	1980
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 Bsm t Gar	1
FBLA Size	528	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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms			
Kitchen Type		Bath 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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	80
Plumbing		% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	40,257	C&D Factor	
		Adj Factor	1
Subtotal	305,220	Additions	7,040
Ground Floor Area	1,056		
Total Living Area	1,672	Dwelling Value	251,220

Building Notes	



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	