

**Situs : 422 N QUINCY ST**

**Parcel ID: 174-201**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

FIORÉ BENITO M  
CARMELA V FIORÉ  
422 N QUINCY ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 132 QUINCY  
Vol / Pg 33050/341  
District  
Zoning R1C  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 25,336			24,070

Total Acres: .8112  
Spot:

Location:

**Entrance Information**

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
01/25/17	JPO	Entry & Sign	Ow ner

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	119,100	119,100	0	114,100
<b>Building</b>	172,400	192,500	0	167,300
<b>Total</b>	291,500	311,600	0	281,400

**Manual Override Reason**

**Base Date of Value** 1/1/2020

**Effective Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH

**Gross Building:**

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/24/09	51948	1,000	BLDG Shed 15x25	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/19/06		Land + Bldg				
06/01/86	140,000	Land + Bldg	Transfer Of Convenience	33050/341		

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Dwelling Information			
Style	Ranch	Year Built	1954
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Poor	Bath Type	Poor
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	Average	Functional	85
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,361	% Good	72
Plumbing		% Good Override	
Basement	23,962	Functional	85
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	288,710	Additions	10,900
Ground Floor Area	1,272		
Total Living Area	1,272	Dwelling Value	187,590
Building Notes			

ID		Code	Description	Area
A			Main Building	1272
B	13		FGAR	480
C	12		EFP	160
D	RS1		FRAME UTILITY SHED	144*
E	RS1		FRAME UTILITY SHED	375*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1	2003	C	A	1,060
Frame Shed	15 x	25	375	1	2009	C	A	3,870

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		13			7,900	
2		12			3,000	