

Situs : 430 N QUINCY ST	Parcel ID: 174-202	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MIRANDA LEO FRANCIS C & RITA JULIET M MIRANDA 430 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 134 QUINCY Vol / Pg 14034/00031 District Zoning R1C Class Residential

Property Notes



174-202 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 49			50
Total Acres: .2307 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,100	95,100	0	91,000
Building	199,900	195,900	0	184,500
Total	295,000	291,000	0	275,500
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
06/12/20	843	6,362	EXTERIOR R W S	
07/03/19	BP-19-1149	3,017	EXTERIOR R W S	
08/20/01	35225	5,000	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/95	94,000	Land + Bldg	Valid Sale	14034/31		

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Dwelling Information

Style F To B Splt	Year Built 1976
Story height 1	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	
Color White	In-law Apt No

Basement

Basement Part	# Car Bsm t Gar
FBLA Size 400	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

Heat Type Basic	Stacks 1
Fuel Type Gas	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	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

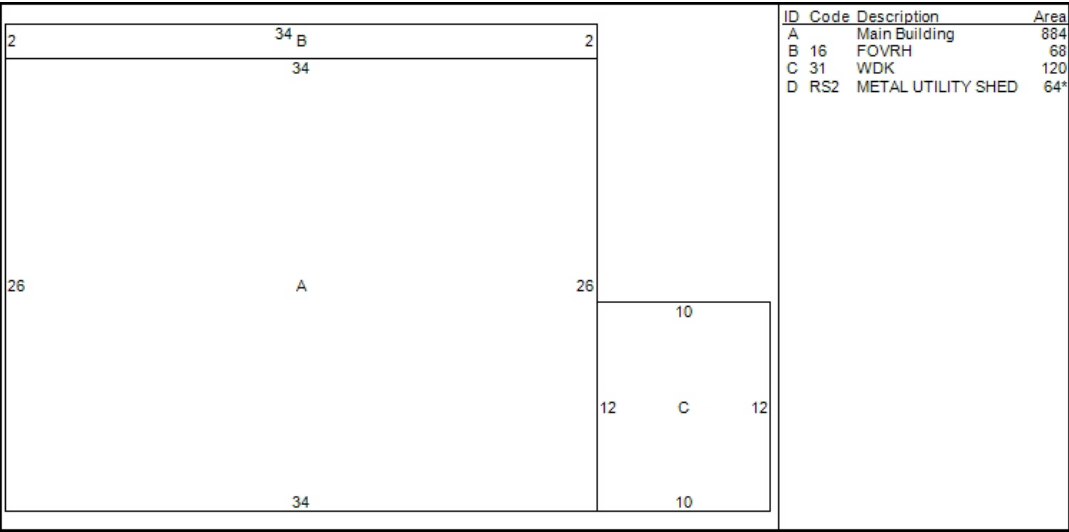
Grade C	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 199,478	% Good 80
Plumbing	% Good Override
Basement 9,360	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 29,126	C&D Factor
	Adj Factor 1
Subtotal 237,960	Additions 5,200

Ground Floor Area 884	
Total Living Area 1,352	Dwelling Value 195,570

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	64	64	1	1980	C	A	320

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	Unit Location
Unit Level	Unit View
Unit Parking	Model Make (MH)
Model (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		16			3,760
2		31			1,440