


Situs : 479 N QUINCY ST		Parcel ID: 174-268		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SHADE PAUL E & CAROL M SHADE 479 N QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 215 QUINCY Vol / Pg 12382/00272 District Zoning R1C Class Residential						
Property Notes									
<div><p>174-268 03/16/2020</p></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,840		90,420					
Total Acres: .157 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	90,400	90,400	0	86,900					
Building	195,600	184,700	0	175,300					
Total	286,000	275,100	0	262,200					
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					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12382/272									

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Dwelling Information			
Style	F To B Splt	Year Built	1969
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	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	3	Full Baths	1
Family Rooms	1	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	76
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	3,870
Ground Floor Area	884		
Total Living Area	1,352	Dwelling Value	184,720
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>24</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	884	B	16	FOVRH	68	C	31	WDK	24
ID	Code	Description	Area																						
A		Main Building	884																						
B	16	FOVRH	68																						
C	31	WDK	24																						
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			3,570																				
2		31			300																				