


Situs : 461 N QUINCY ST	Parcel ID: 174-285	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HENNEBURY JEAN 461 NORTH QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 217 QUINCY Vol / Pg 50450/164 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 800			760
Total Acres: .248				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	95,800	95,800	0	91,700
	Building	209,900	230,800	0	192,100
	Total	305,700	326,600	0	283,800
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information			
Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other
07/26/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/02/20	1546	2,000	REMODEL	
05/04/16	64561	3,675	OTHER	Water Damage To Roof/Siding/Bas 100
03/13/08	49876	2,500	BLDG	Strip & Reroof 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/18	300,000	Land + Bldg	Valid Sale	50450/164	Quit Claim	HENNEBURY JEAN
06/14/16	100	Land + Bldg	Transfer Of Convenience	47046/213	Quit Claim	ROBINSON JENNIFER L
10/12/05	170,500	Land + Bldg	Outlier-Written Desc Needed	31513/200		

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Dwelling Information			
Style	Cape	Year Built	1772
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	1
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	305,231	% Good	62
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	8,321	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	336,060	Additions	22,430
Ground Floor Area	912		
Total Living Area	1,976	Dwelling Value	230,790
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Ag Pool	1 x	250	250	1	1990	C	A				
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	Line #	Low	1st	2nd	3rd	Value
1		12			1,670	5		31	32		620
2		10			15,930	6		31			810
3		31			1,670	7		12			430
4		31	32		1,300						