

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 461 N QUINCY ST

Parcel ID: 174-285

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BROCKTON MA 02302

HENNEBURY JEAN 461 NORTH QUINCY ST

GENERAL INFORMATION

Living Units 1 Neighborhood 200

Alternate ID 217 QUINCY Vol / Pg 50450/164

District

Zoning Class R1C Residential

Property Notes



			Land Information		
Туре		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

Grantee

HENNEBURY JEAN

ROBINSON JENNIFER L

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

50450/164

47046/213

31513/200

Quit Claim

Quit Claim

			Permit Inform	nation	
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/Ba	ıs 100
03/13/08	49876	2,500	BLDG	Strip & Reroof	0

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

Sales/Ownership History Validity Deed Reference Deed Type

Valid Sale

Transfer Of Convenience

Outlier-Written Desc Needed

Price Type	Transfer Date
300,000 Land + Bldg	10/26/18
100 Land + Bldg	06/14/16
170,500 Land + Bldg	10/12/05
100 Land + BI	



RESIDENTIAL PROPERTY RECORD CARD 2021

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BROCKTON

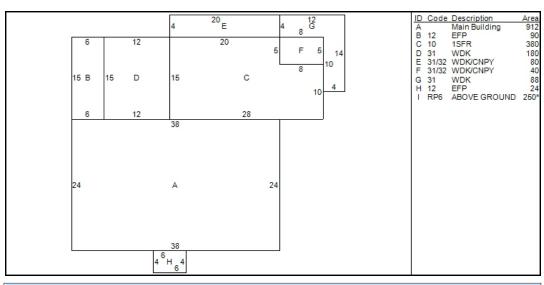
Situs: 461 N QUINCY ST Parcel Id: 174-285 **Dwelling Information** Style Cape Year Built 1772 Story height 1.7 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size 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** 305,231 Base Price % Good 62 **Plumbing** % Good Override 19,095 Basement **Functional** 8,321 Heating Economic 0 Attic % Complete 3,416 **C&D Factor** Other Features Adi Factor 1 336.060 Additions 22,430 Subtotal 912 **Ground Floor Area Total Living Area** 1,976 Dwelling Value 230,790

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		(Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	250	250	1	1990	С	Α	

	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						