

**Situs : 459 N QUINCY ST**

**Parcel ID: 174-285A**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
JOHNSON HENRY L  
459 N QUINCY ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 200  
Alternate ID 217-1 QUINCY  
Vol / Pg 49426/97  
District  
Zoning R1C  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,120			2,960

Total Acres: .3012  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	98,000	98,000	0	93,800
<b>Building</b>	203,900	204,500	0	188,700
<b>Total</b>	301,900	302,500	0	282,500

**Manual Override Reason**  
**Base Date of Value** 1/1/2020  
**Value Flag** MARKET APPROACH **Effective Date of Value** 1/1/2020  
**Gross Building:**

**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
05/01/18	B68768	4,889	HVAC	100
04/28/99	30568	480	BLDG Replace Deck	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/22/18	235,000	Land + Bldg	Outlier-Written Desc Needed	49426/97	Quit Claim	JOHNSON HENRY L
12/20/17	1	Land + Bldg	Court Order/Decree	49325/195 4039/255	Quit Claim	BOURNE ERROL M TRUSTEE

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**Dwelling Information**

<b>Style</b>	F To B Splt	<b>Year Built</b>	1974
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Red	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	500	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

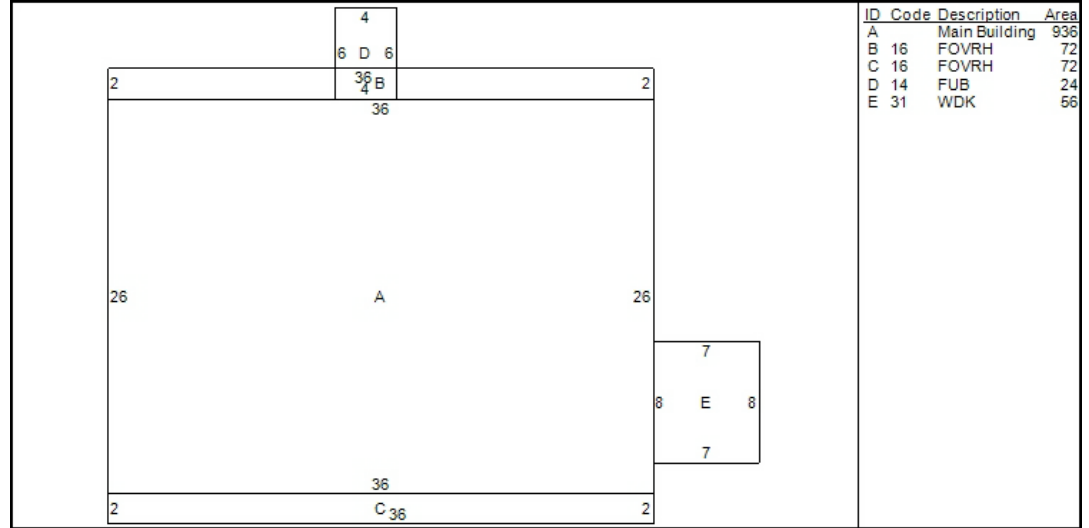
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Fair	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	206,996	<b>% Good</b>	80
<b>Plumbing</b>	9,062	<b>% Good Override</b>	
<b>Basement</b>	9,712	<b>Functional</b>	
<b>Heating</b>	5,643	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	12,340	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	243,750	<b>Additions</b>	9,520
<b>Ground Floor Area</b>	936		
<b>Total Living Area</b>	1,080	<b>Dwelling Value</b>	204,520

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

**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			4,240
2		16			4,240
3	14				320
4		31			720