


Situs : 441 N QUINCY ST		Parcel ID: 174-286		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LANKIEWICZ JENNY ROSE 441 N QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 218 QUINCY Vol / Pg 02919/00480 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>174-286 03/16/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Residual	SF 18,224			17,310					
Total Acres: .648 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
09/09/20	CM	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	112,300	112,300	0	107,600					
Building	208,600	262,500	0	214,400					
Total	320,900	374,800	0	322,000					
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			
				2919/480					

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**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1966	
<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> Brown	<b>In-law Apt</b> No	

**Basement**

<b>Basement</b> Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b> x	<b>FBLA Type</b>	
<b>Rec Rm Size</b> 1,000	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b> Central Ac	<b>Stacks</b> 1	
<b>Fuel Type</b> Oil	<b>Openings</b> 2	
<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> 7		
<b>Kitchen Type</b>	<b>Bath Type</b>	
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No	

**Adjustments**

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

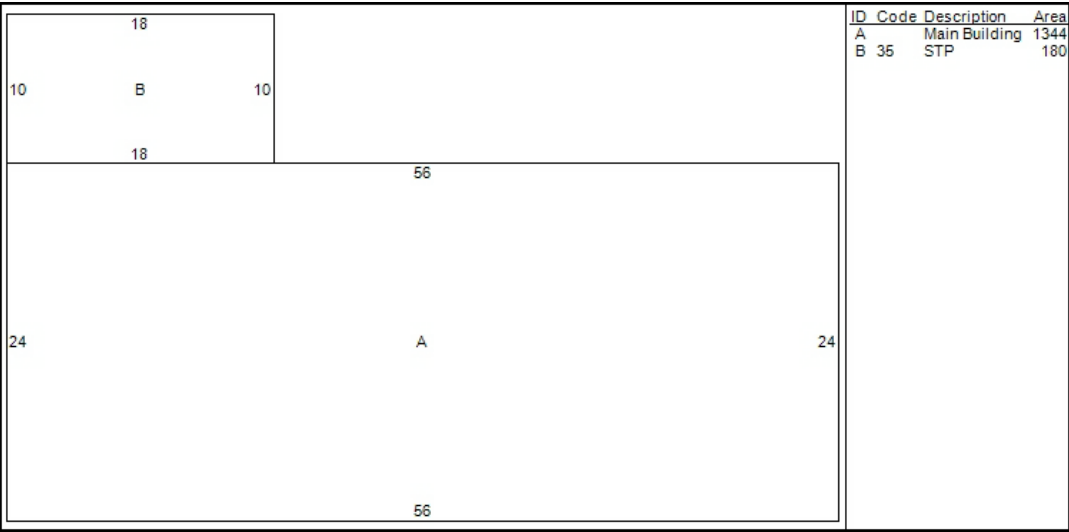
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>	
<b>Condition</b> Good	<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> 265,636	<b>% Good</b> 76	
<b>Plumbing</b> 9,062	<b>% Good Override</b>	
<b>Basement</b> 24,926	<b>Functional</b>	
<b>Heating</b> 7,242	<b>Economic</b>	
<b>Attic</b> 0	<b>% Complete</b>	
<b>Other Features</b> 36,621	<b>C&amp;D Factor</b>	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 343,490	<b>Additions</b> 1,440	
<b>Ground Floor Area</b> 1,344		
<b>Total Living Area</b> 1,344	<b>Dwelling Value</b> 262,490	

**Building Notes**



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		35			1,440