

Situs : 429 N QUINCY ST	Parcel ID: 174-287	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HOGAN BARRY M 429 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 223 QUINCY Vol / Pg 38145/62 District Zoning R1C Class Residential

Property Notes



174-287 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 11,228			10,670
Total Acres: .4874 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	105,700	105,700	0	101,200
Building	174,700	199,100	0	158,700
Total	280,400	304,800	0	259,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/16/09	52201	6,860	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/19/10		Land + Bldg	Transfer Of Convenience	38145/62		
06/01/86	110,000	Land + Bldg				
03/01/82	38,000	Land + Bldg				

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	1983
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		

Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

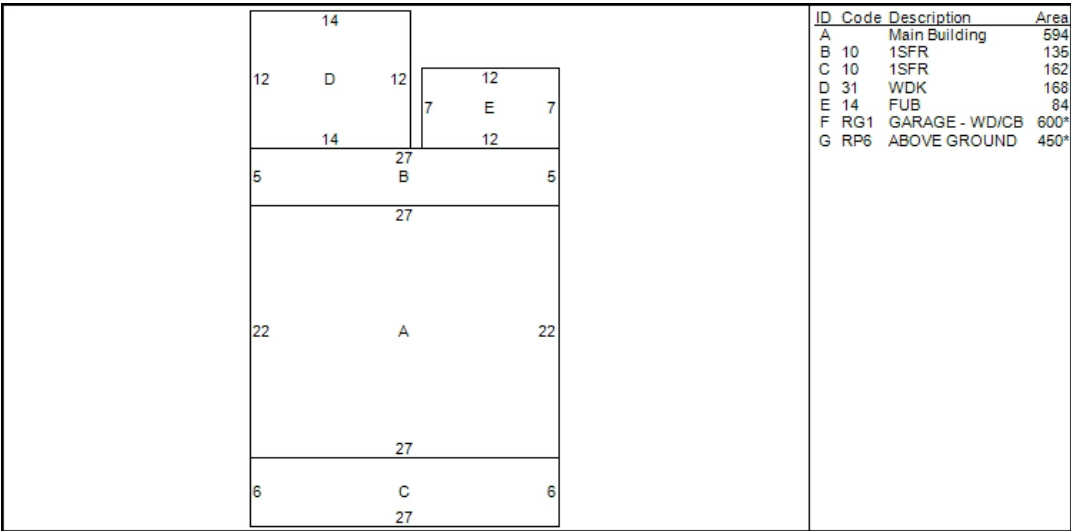
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	255,356	% Good	62
Plumbing	6,525	% Good Override	
Basement	15,975	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	277,860	Additions	15,260

Ground Floor Area	594		
Total Living Area	1,337	Dwelling Value	187,530

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 600		600	1	1925	B	A	11,530
Ag Pool	1 x 450		450	1	1996	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	
1		10			5,830	
2		10			6,880	
3		31			1,740	
4		14			810	