

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 419 N QUINCY ST

Parcel ID: 174-288

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MAHONEY KAREN 419 N QUINCY ST BROCKTON MA 02302

GENERAL INFORMATION

Residential

Living Units 1 Neighborhood 200

Alternate ID 224 QUINCY Vol / Pg 43800/32

District

R1C

Zoning Class

Property Notes

02/2013 RELEASE DEED TO FIORE



174-288 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	39,027			37,080

Total Acres: 1.1255

Spot:

04/04/97

Location:

	Assessment Information					
	Appraised	Cost	Income	Prior		
Land	132,100	132,100	0	126,500		
Building	176,700	193,000	0	179,300		
Total	308,800	325,100	0	305,800		

Manual Override Reason

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

Value Flag MARKET APPROACH Gross Building:

15077/186

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
07/08/14	B60308	18,000	BLDG	A/G Pool + Deck	100
07/08/13	B58481	7,500	BLDG	Wndw s/Roof	100
02/26/13	B57790	15,000	BLDG	Redo Kit+Bath	100
1					

Entrance Information Date ID **Entry Code** Source 09/09/20 CM Field Review Other 11/14/14 JOD Unimproved Other

Land + Bldg

	Sales/Ownership History				
Transfer Date	Price	Туре	Validity	Deed Reference Deed Type	Grantee
11/08/13	229,900	Land + Bldg	Valid Sale	43800/32	
02/12/13	1	Land + Bldg	Transfer Of Convenience	42670/35	
02/12/13	80,000	Land + Bldg	Outlier-Written Desc Needed	42670/31	
05/13/99		Land + Bldg	Court Order/Decree	17448/52	
02/16/99		Land + Bldg	Family Sale	17151/252	

Transfer Of Convenience



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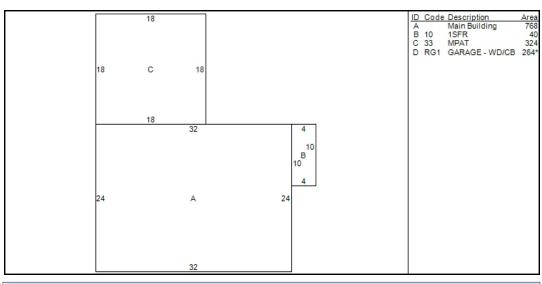
BROCKTON

Dwelling Information Style Cape Year Built 1950 Story height 1 Eff Year Built Attic Full-Fin Year Remodeled 2012Exterior Walls Al/Vinyl Amenities Masonry Trim x Color White 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 Gas Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 4 Full Baths 1 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** Total Rooms 6 Kitchen Type **Bath Type** Kitchen Remod Yes Bath Remod Yes 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** 197,302 Base Price **% Good** 72 **Plumbing** % Good Override 18,514 Basement **Functional** 5,379 Heating Economic 31,890 Attic % Complete **C&D Factor** Other Features Adi Factor 1 253,090 Additions 5,180 Subtotal 768 **Ground Floor Area Total Living Area** 1,115 Dwelling Value 187,400 **Building Notes**

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt (Grade	Condition	Value
Det Garage	12 x	22	264	1	1950	С	Α	5,570

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			2,590
2		33			2,590