

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

Living Units 1
Neighborhood 200
Alternate ID 224 QUINCY
Vol / Pg 43800/32
District
Zoning R1C
Class Residential

Property Notes

02/2013 RELEASE DEED TO FIORE



174-288 03/16/2020

Land Information

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

Total Acres: 1.1255
Spot:

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

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

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

Permit Information

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

Sales/Ownership History

Transfer Date	Price	Type	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		
04/04/97		Land + Bldg	Transfer Of Convenience	15077/186		

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't 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			
Base Price	197,302	% Good	72
Plumbing		% Good Override	
Basement	18,514	Functional	
Heating	5,379	Economic	
Attic	31,890	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	253,090	Additions	5,180
Ground Floor Area	768		
Total Living Area	1,115	Dwelling Value	187,400
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 22		264	1	1950	C	A	5,570

Condominium / Mobile Home Information			
Complex Name Condo Model			
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			2,590	
2		33			2,590	

ID	Code	Description	Area
A		Main Building	768
B	10	1SFR	40
C	33	MPAT	324
D	RG1	GARAGE - WD/CB	264*

