

<b>Situs : 411 N QUINCY ST</b>	<b>Parcel ID: 174-289</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WINT RACQUWAYNE R 411 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 225 QUINCY Vol / Pg 46582/76 District Zoning R1C Class Residential

Property Notes
10/9/15 FRCL & RESALE SAME DEE



174-289 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,882		91,930
Total Acres: .1809 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,900	91,900	0	88,300
Building	194,300	205,000	0	167,500
Total	286,200	296,900	0	255,800
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

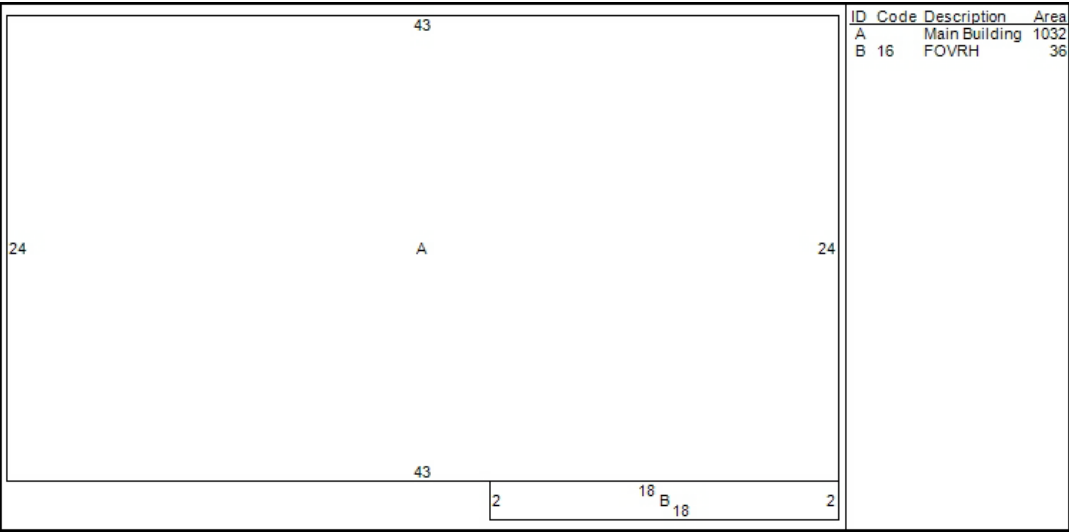
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/11/16	222,000	Land + Bldg	Valid Sale	46582/76	Quit Claim	WINT RACQUWAYNE R
10/09/15	158,000	Land + Bldg	Sale After Foreclosure	46142/235		MCLAUGHLIN JAMES F
07/24/07	242,500	Land + Bldg	Valid Sale	34855/3		
10/08/03		Land + Bldg	Transfer Of Convenience	26757/005		

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Dwelling Information			
Style	Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	220,779	% Good	76
Plumbing		% Good Override	
Basement	20,717	Functional	
Heating	6,019	Economic	
Attic	0	% Complete	
Other Features	19,254	C&D Factor	
		Adj Factor	1
Subtotal	266,770	Additions	2,280
Ground Floor Area	1,032		
Total Living Area	1,068	Dwelling Value	205,030

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			2,280	