

Situs : 405 N QUINCY ST	Parcel ID: 174-290	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOHNSON WILLIE C 405 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 227-1 QUINCY Vol / Pg 16151/208 District Zoning R1C Class Residential
Property Notes	



174-290 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,210		90,950
Total Acres: .1655 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,000	91,000	0	87,400
Building	194,000	203,900	0	167,800
Total	285,000	294,900	0	255,200
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
02/05/15	B61547	6,000	BLDG Insulation	100
02/28/02	36220	1,000	BLDG Re-Shingle Hous	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/98	109,000	Land + Bldg	Sale After Foreclosure	16151/208		
01/27/98	90,000	Land + Bldg	Repossession	15834/249		
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Dwelling Information			
Style	Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	500	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

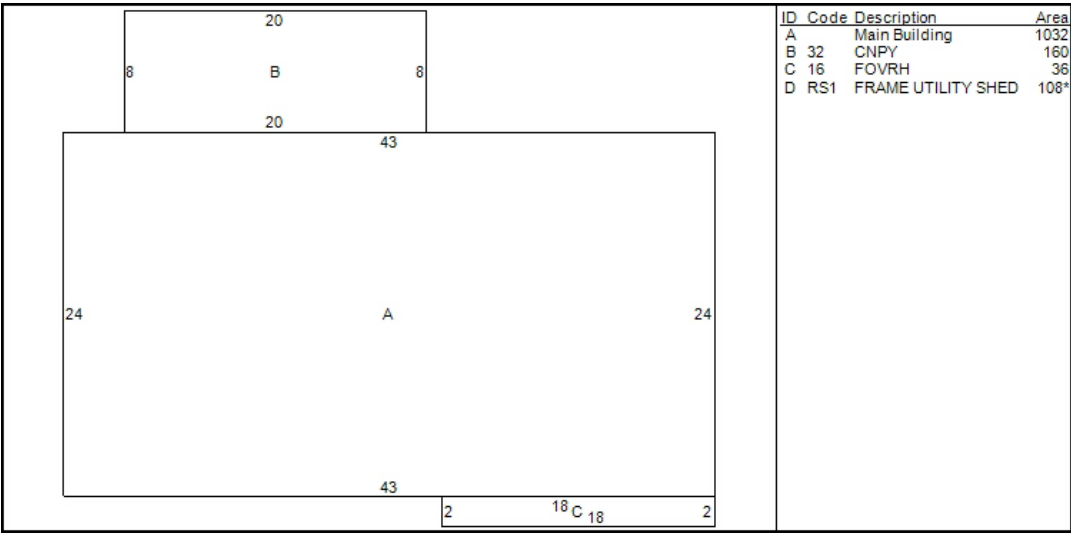
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	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	0	Economic	
Attic	0	% Complete	
Other Features	21,722	C&D Factor	
		Adj Factor	1
Subtotal	263,220	Additions	3,490

Ground Floor Area	1,032		
Total Living Area	1,068	Dwelling Value	203,540

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	108	108	1	1966	C	A	400

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		32			1,290	
2		16			2,200	