

Situs : 399 N QUINCY ST		Parcel ID: 174-291		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BURRELL SHARON L TRUSTEE CAROL M MARCZYK TRUSTEE 399 N QUINCY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 227-2 QUINCY Vol / Pg 44869/72 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,310		91,100					
Total Acres: .1678 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
09/09/20	CM	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	91,100	91,100	0	87,500					
Building	194,300	198,800	0	191,000					
Total	285,400	289,900	0	278,500					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
04/08/16	1	0	BLDG Revised Deck	100					
08/13/14	B60557	35,417	BLDG Redo Family Rm	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
10/23/14		Land + Bldg	Transfer Of Convenience	44869/72					

Situs : 399 N QUINCY ST	Parcel Id: 174-291	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	F To B Splt	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		

Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

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

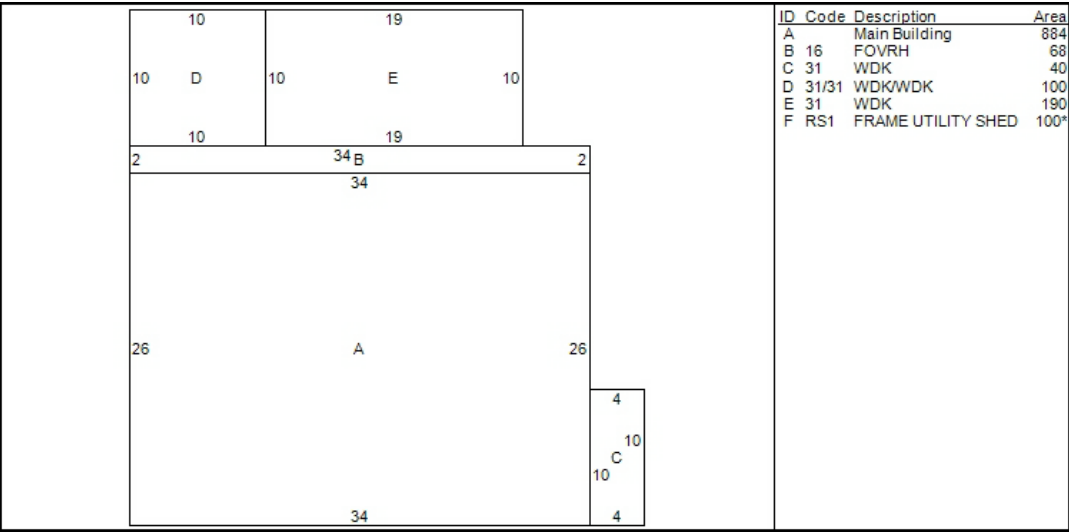
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	199,478	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	249,440	Additions	8,900

Ground Floor Area	884	Dwelling Value	198,470
Total Living Area	1,352		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1975	C	A	370

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			3,880	
2		31			460	
3		31	31		2,360	
4		31			2,200	