

**Situs : 385 N QUINCY ST**

**Parcel ID: 174-337**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CASINO LINDA R  
385 N QUINCY ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 227-4 QUINCY  
Vol / Pg 33278/202  
District  
Zoning R1C  
Class Residential

**Property Notes**



174-337 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,070		92,200

Total Acres: .1853  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	92,200	92,200	0	88,500
Building	208,200	218,200	0	203,300
Total	300,400	310,400	0	291,800

**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
06/05/98	FT	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/18/97	27274	10,000	BLDG Addtn & Porch	100

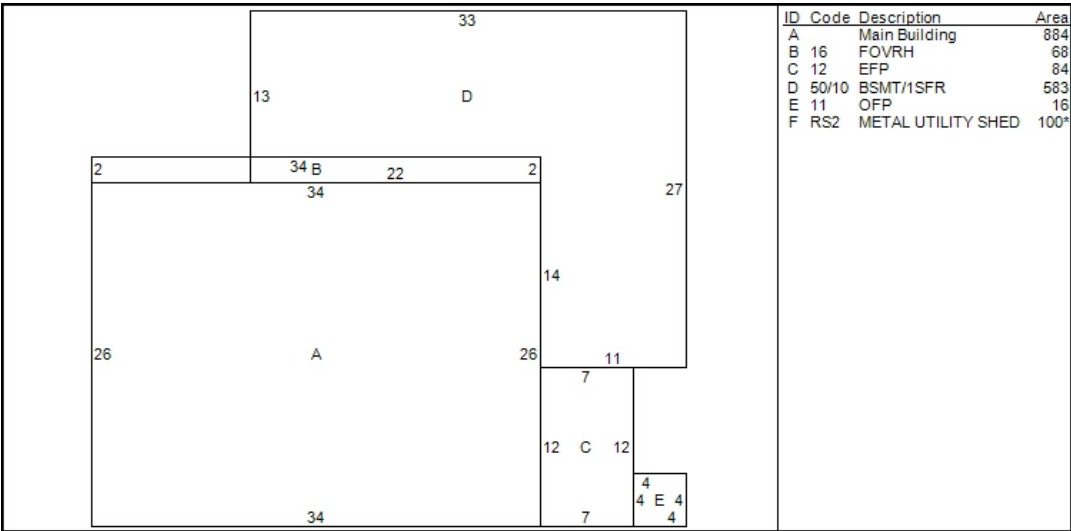
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/06		Land + Bldg	Transfer Of Convenience	33278/202		

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Dwelling Information			
Style	F To B Splt	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	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	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Better	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	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	237,960	Additions	36,860
Ground Floor Area	884		
Total Living Area	1,935	Dwelling Value	217,710

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	100	100	1	1980	C	A	490

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			3,570	
2		12			1,980	
3	50	10			31,010	
4		11			300	