
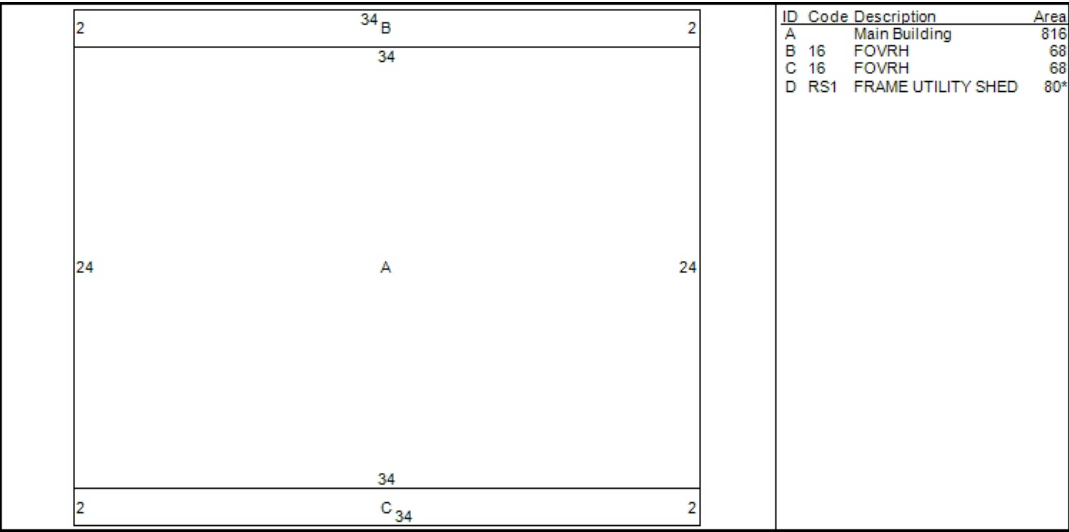


Situs : 375 N QUINCY ST		Parcel ID: 174-338		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER <div> FOSTER PAUL J MICHELLE GILLIS 375 N QUINCY ST BROCKTON MA 02302 </div>			GENERAL INFORMATION <div> <div>Living Units1</div> <div>Neighborhood200</div> <div>Alternate ID235-1 QUINCY</div> <div>Vol / PgLC/110440</div> <div>District</div> <div>ZoningR1C</div> <div>ClassResidential</div> </div>						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	8,336		92,590					
<div> <div>Total Acres: .1914</div> <div>Spot:</div> <div>Location:</div> </div>									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	92,600	92,600	0	88,800					
Building	180,600	177,700	0	178,100					
Total	273,200	270,300	0	266,900					
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					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/27/07	221,000	Land + Bldg	Valid Sale	LC/110440					
03/27/07	229,500	Land + Bldg	Repossession	LC/110322					
12/31/04	254,900	Land + Bldg	Valid Sale	LC/106668					
11/04/99	119,900	Land + Bldg	Valid Sale	LC/96478					
06/01/94	89,900	Land + Bldg	Valid Sale						

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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		
Color	Other	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	326	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	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	6		
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	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	25,474	C&D Factor	
		Adj Factor	1
Subtotal	224,080	Additions	7,140
Ground Floor Area	816		
Total Living Area	1,278	Dwelling Value	177,440

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1990	C	A	290

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		16			3,570	