

Situs : 367 N QUINCY ST	Parcel ID: 174-339	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SALAMA HANY 367 N QUINCY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 235-2 QUINCY Vol / Pg LC/115381 District Zoning R1C Class Residential

Property Notes
11/10 SHORT SALE/MLS

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,875		91,920
<div>Total Acres: .1808</div> <div>Spot: Location:</div>				

Entrance Information			
Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other



174-339 03/16/2020

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,900	91,900	0	88,200
Building	180,900	189,000	0	180,600
Total	272,800	280,900	0	268,800
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div>				
Value Flag	MARKET APPROACH			
Gross Building:				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/10	155,000	Land + Bldg	Valid Sale	LC/115381		
12/03/03	225,000	Land + Bldg	Valid Sale	LC/104588		

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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	Yellow		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	285	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	2
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	76
Plumbing	9,062	% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	23,450	C&D Factor	
		Adj Factor	1
Subtotal	241,350	Additions	5,550
Ground Floor Area	884		
Total Living Area	1,269	Dwelling Value	188,980
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>32</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	884	B	16	FOVRH	68	C	16	FOVRH	32
ID	Code	Description	Area															
A		Main Building	884															
B	16	FOVRH	68															
C	16	FOVRH	32															
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			3,570													
2		16			1,980													