



Property Information Request Information Update Information

File#:	BF-X01719-7503211485	Requested Date:	07/29/2024	Update Requested:
Owner:	SHINER HELEN V	Branch:		Requested By:
Address 1:	23 COPLEY ST	Date Completed:	08/09/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	QUINCY, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Quincy Department of Zoning there are Open Code Violation cases on this property.

1. Violation#: C-24-505
2. Violation#: C-23-265

Collector: City of Quincy Department of Zoning
Payable: 1305 Hancock Street Quincy, MA 02169
Business# (617) 376-1135

PERMITS Per City of Quincy Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Quincy Building Department
Payable: 1305 Hancock Street Quincy, MA 02169
Business# (617) 376-1135

SPECIAL ASSESSMENTS Per City of Quincy Tax Collector there are no Special Assessments/liens on the property.

Collector: City of Quincy Tax Collector
Payable: 1305 Hancock Street Quincy, MA 02169
Business# (617) 376-1135

DEMOLITION NO

UTILITIES WATER AND SEWER
Account: #NA
Status: PVT – Non - Liable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Quincy Township Sewer/Water/Drain
Payable: 55 Sea St, Quincy, MA 02169
Business# (617) 376-1258

Comments: UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

23 COPLEY ST

Location 23 COPLEY ST

Mblu 5060/ 23/ 5/ 1

Acct# 01508801

Owner SHINER HELEN V

Assessment \$704,800

PID 14324

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$380,300	\$324,500	\$704,800

Owner of Record

Owner SHINER HELEN V
Co-Owner
Care Of
Address 23 COPLEY ST
QUINCY, MA 02170

Sale Price \$0
Book & Page 23483/0543
Sale Date 03/15/2006
Instrument 1A

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
SHINER HELEN V	\$0	23483/0543	1A	03/15/2006
WALL GERALD A & DIANE OBRIEN	\$0	18400/0407	1A	03/11/2003
WALL GERALD A	\$292,591	17863/0415	00	12/18/2002

Building Information

Building 1 : Section 1

Year Built: 1995
Living Area: 1,500
Replacement Cost: \$431,084
Building Percent Good: 86
**Replacement Cost
Less Depreciation:** \$370,700

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	AVERAGE

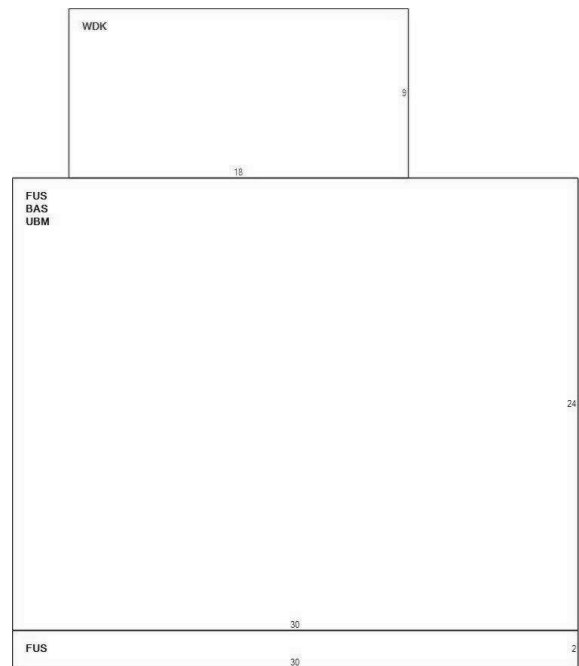
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Unit/AC
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Modern
Extra Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/QuincyMAPhotos/A00\05\11\25.jpg>)

Building Layout



([ParcelSketch.ashx?pid=14324&bid=14324](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	780	780
BAS	First Floor	720	720
UBM	Basement, Unfinished	720	0
WDK	Deck, Wood	162	0
		2,382	1,500

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$6,500	1

Land

Land Use

Use Code 1010
Description Single Fam
Neighborhood 50

Land Line Valuation

Size (Sqr Feet) 4500
Assessed Value \$324,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD1	SHED FRAME			32.00 S.F.	\$200	1
SPL2	POOL-INGR VINL			288.00 S.F.	\$2,900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$380,300	\$324,500	\$704,800
2023	\$354,200	\$309,100	\$663,300
2022	\$328,100	\$247,300	\$575,400

Attachments

23 Copley St.
(plan).pdf

23 Copley St.
(jacket).pdf

Records

#	Type	Date Submitted	Status
C-24-505	Complaints	Jul. 30, 2024	ACTIVE
C-23-265	Complaints	Apr. 12, 2023	ACTIVE
C-23-204	Complaints	Mar. 21, 2023	COMPLETE
C-22-691	Complaints	Oct. 20, 2022	COMPLETE
C-22-677	Complaints	Oct. 12, 2022	COMPLETE
C-22-666	Complaints	Oct. 5, 2022	COMPLETE

Units

[+ Add Unit](#)

#

Main Building



Commonwealth of Massachusetts

City of Quincy

Notice of Violation

Thomas P. Koch

Mayor

Robert Conlon

Building Commissioner

Date: April 12, 2023

SHINER HELEN V
23 COPLEY ST
QUINCY MA, 02170

RE: 23 COPLEY ST

Complaint Tracking #: C-23-265

I have inspected the property located at 23 COPLEY ST , Quincy MA, 02170 and I have found the following violations specifically:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty	Remedy
§ 325-104 Abandoned, Wrecked, Dismantled, and Discarded Vehicles	04/10/2023	\$100	Remove Vehicle Forthwith

Comments

**Offender is notified by Post on Property.
NO RESPONSE TO 5 VIOLATION TICKETS**

(1) You may elect to pay the above fine in person or by mail during regular business hours at the Inspectional Services department, located at 55 Sea Street, Quincy MA, 02169 Att: Hearings Officer WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF THIS NOTICE. Please make all checks payable to the City of Quincy. (2) Appeals should be sent online by visiting <https://www.quincyma.gov/govt/depts/inspect/default.htm> and clicking "Ticket Appeal Request Form".

DO NOT IGNORE THIS VIOLATION. THIS VIOLATION MAY RESULT IN A LIEN ON YOUR PROPERTY IN ACCORDANCE WITH MGL 40U

EACH DAY A VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION

YOU MUST CORRECT ALL OUTSTANDING VIOLATION TO AVOID FURTHER VIOLATION PENALTIES AND/OR COURT ACTION

Enforcing Person,

Kenneth Burke



Commonwealth of Massachusetts

City of Quincy

Notice of Violation

Thomas P. Koch

Mayor

Robert Conlon

Building Commissioner

Date: March 21, 2023

SHINER HELEN V
23 COPLEY ST
QUINCY MA, 02170

RE: 23 COPLEY ST

Complaint Tracking #: C-23-204

I have inspected the property located at 23 COPLEY ST , Quincy MA, 02170 and I have found the following violations specifically:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty	Remedy
§ 325-104 Abandoned, Wrecked, Dismantled, and Discarded Vehicles	03/20/2023	\$100	Remove Vehicle Forthwith

Comments

Offender is notified by Post on Property.

VEHICLE NON WORKING, NOT REGISTERED, STORED ON STREET FOR MORE THAN 2YEARS - TOW NOTICE REMOVED BY OWNER -NO RESPONSE FROM OWNER

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EACH DAY A VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION

YOU MUST CORRECT ALL OUTSTANDING VIOLATION TO AVOID FURTHER VIOLATION PENALTIES AND/OR COURT ACTION

Enforcing Person,

Kenneth Burke



Commonwealth of Massachusetts

City of Quincy

Notice of Violation

Thomas P. Koch
Mayor

Robert Conlon
Building Commissioner

Date: June 7, 2023

SHINER HELEN V
23 COPLEY ST
QUINCY MA, 02170

RE: 23 COPLEY ST

Complaint Tracking #: C-22-691

I have inspected the property located at 23 COPLEY ST , Quincy MA, 02170 and I have found the following violations specifically:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty	Remedy
§ 325-104 Abandoned, Wrecked, Dismantled, and Discarded Vehicles	10/20/2022	\$100	Remove Vehicle Forthwith

Comments

**Offender is notified by Post on Property.
duplicate violation was corrected-green ticket issued**

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Enforcing Person,

Kenneth Burke



Commonwealth of Massachusetts

City of Quincy

Notice of Violation

Thomas P. Koch

Mayor

Robert Conlon

Building Commissioner

Date: June 7, 2023

SHINER HELEN V
23 COPLEY ST
QUINCY MA, 02170

RE: 23 COPLEY ST

Complaint Tracking #: C-22-677

I have inspected the property located at 23 COPLEY ST , Quincy MA, 02170 and I have found the following violations specifically:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty	Remedy
§ 244-3 General Blight Conditions	10/10/2022	\$200	Clean Up Trash on Area Forthwith

Comments

**Offender is notified by Mail and Post on Property.
Storage of junk and debris in public view must be removed**

(1) You may elect to pay the above fine in person or by mail during regular business hours at the Inspectional Services department, located at 55 Sea Street, Quincy MA, 02169 At: Hearings Officer WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF THIS NOTICE. Please make all checks payable to the City of Quincy. (2) Appeals should be sent online by visiting <https://www.quincyma.gov/govt/depts/inspect/default.htm> and clicking "Ticket Appeal Request Form".

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EACH DAY A VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION

YOU MUST CORRECT ALL OUTSTANDING VIOLATION TO AVOID FURTHER VIOLATION PENALTIES AND/OR COURT ACTION

Enforcing Person,

Kenneth Burke



Commonwealth of Massachusetts

City of Quincy

Robert Conlon

Building Commissioner

Notice of Violation

Date: July 30, 2024

Shiner Helen V,
23 Copley St,
Quincy MA, 02170

RE: 23 Copley St

Complaint Tracking #: C-24-505

The property located at 23 Copley St , Quincy Massachusetts, 02170 is in violation of the following:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty (\$)	Remedy
§ 305-18 Obstruction on Street	July 29, 2024	100	Remove Vehicle Forthwith

Comments

**Offender is notified by Mail.
COMPLAINT REPORTED REGARDING VEHICLE STORED ON STREET. HAS NOT MOVED IN 3 YEARS - FINES ARE PER DAY
CERTIFIED MAIL 9589 0710 5270 1051 4105 55**

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YOU MUST CORRECT ALL OUTSTANDING VIOLATION TO AVOID FURTHER VIOLATION PENALTIES AND/OR COURT ACTION

Enforcing Person,

Kenneth Burke
Code Enforcement Officer



Commonwealth of Massachusetts

City of Quincy

Notice of Violation

Thomas P. Koch

Mayor

Jay Duca

Building Commissioner

Date: October 5, 2022

Helen v, Shiner
23 Copley Street
Quincy Ma, 02170

RE: 23 COPLEY ST

Complaint Tracking #: C-22-666

I have inspected the property located at 23 COPLEY ST , Quincy MA, 02170 and I have found the following violations specifically:

Violation (Quincy Municipal Ordinance)	Date of Violation	Penalty	Remedy
§ 244-3 B. (7) Storage of Junk and Materials is Prohibited	10/05/2022	\$100	Other - See Comments Below

Comments

**Offender is notified by Mail and Post on Property.
Remove all outside storage in public view**

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Enforcing Person,

Kenneth Burke