

Situs : 60 SKINNER ST

PARCEL ID: 129-066

Class : 401

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

CHAMPION CITY WAREHOUSES LLC
67 FEDERAL ST
QUINCY MA 02169
32066/3 01/13/2006

GENERAL INFORMATION

Living Units
Neighborhood 463
Alternate ID 8
Vol / Pg 32066/3
District
Zoning I2
Class INDUSTRIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.1150			320,400
Total Acres: 1.115 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	320,400	320,400	320,400	305,100
Building	557,900	515,100	557,900	517,600
Total	878,300	835,500	878,300	822,700
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag INCOME APPROACH				
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
06/19/98	CLT	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/10/11	55279	11,000	BLDG Tenant Fit Out	0
07/08/08	50385	25,000	BLDG Tenant Fit Up	0
06/04/07	48650	0	BLDG Wall Sign, Dire	0
03/21/07	48206	65,500	BLDG See Notes	0
03/21/07	48204	19,000	BLDG Tenant Fitup	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/13/06	650,000	Land + Bldg	Valid Sale	32066/3		

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1925 /
Building #	1
Structure Type	Office/Warehouse
Identical Units	1
Total Units	
Grade	D+
# Covered Parking	
# Uncovered Parking	
DBA	OLD COLONY YOUTH DEVELOPMI

Interior/Exterior Information															
Line	Level From - To		Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	9,312	372	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	None	2	1
2	01	01	100	6,048	472	Multi-Use Office	14	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	2
3	01	01	100	6,368	190	Multi Use Storage	14	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Unit	Normal	3	2
4	E1	E1	100	732	85	Multi-Use Office	9	Enclosure	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	3	2
5	02	02	100	11,684	472	Multi Use Storage	9	Frame	Wood Frame/Joist/B	Below Normal	Unit Heat	None	Below No	3	2
6	02	02	100	732	96	Multi-Use Office	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	2
7	01	01		8,400	346	Warehouse	17	Concrete Bl	Wood Frame/Joist/B	None	Unit Heat	None	Below No	2	2
8	01	01	100	480	52	Multi Use Storage	12	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,312	Support Area	20		77,090
2	6,048	Multi-Use Office	40		263,750
3	6,368	Multi Use Storage	40		105,180
4	732	Multi-Use Office	40		12,550
5	11,684	Multi Use Storage	40		139,360
6	732	Multi-Use Office	40		22,050
7	8,400	Warehouse	30		93,140
8	480	Multi Use Storage	40		9,490

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970			1	14,000		2 2	12,810
2	Fence	1970	1	250	1	250		3 3	480

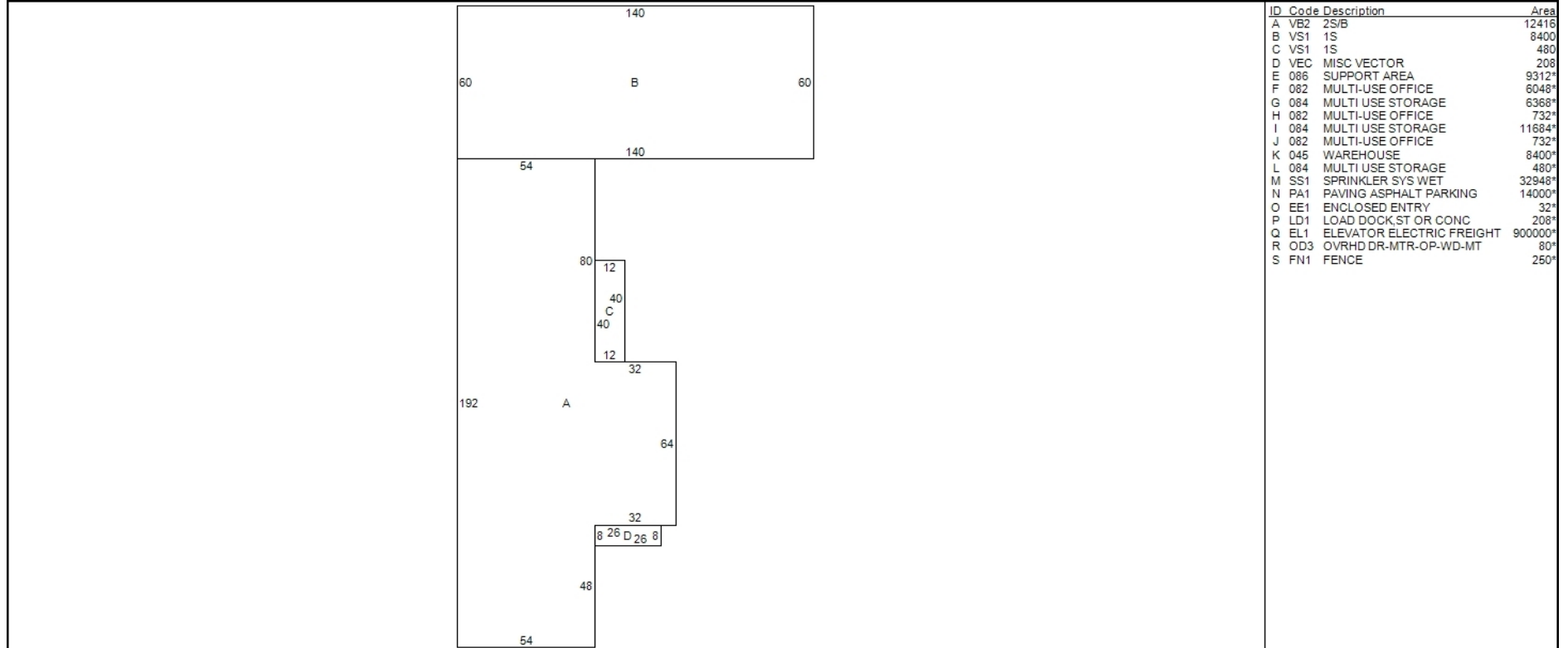
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
05	S	001 Muse Strg/Hvy Man/Mi	0	18,532	2.00	115	42,624	20		0	34,099	30			10,230	10,230	23,869
12	S	001 Warehouse	0	8,400	5.00		42,000	15		0	35,700	15			5,355	5,355	30,345
24	S	002 Converted & Multi Office	0	7,512	9.50	95	67,796	12.5		0	59,322	30			17,797	17,797	41,525

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	43,756
								Replace, Cost New Less Depr	722,610
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	70
								Final Building Value	505,827
								Value per SF	11.56

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
CENTER		Total Net Income	95,739
		Capitalization Rate	0.109000
		Sub total	878,339
		Residual Land Value	
		Final Income Value	878,339
		Total Gross Rent Area	43,756
		Total Gross Building Area	43,756