

Situs : 255 QUINCY ST

PARCEL ID: 155-116

Class : 325

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

HAJJAR CHARLES C TR
30 ADAMS ST
MILTON MA 02186
50932/206 03/25/2019

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 66 CENTRE
Vol / Pg 50932/206
District
Zoning C2
Class COMMERCIAL

Property Notes



155-116 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,884			163,770
Total Acres: .2728 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	163,800	163,800	163,800	155,900
Building	259,400	246,600	259,400	267,300
Total	423,200	410,400	423,200	423,200
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/07/11	55718	0	BLDG Sign	0
03/31/10	52942	3,000	BLDG Create Partitio	0
01/04/07	47919	0	BLDG Rep 3 Signs	0
05/04/06	46357	0	BLDG Free Standing S	0
06/24/05	45278	2,000	BLDG Patch Concrete	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/25/19	658,373	Land + Bldg	Sale Of Multiple Parcels	50932/206	Quit Claim	HAJJAR CHARLES C TR
03/30/18	650,000	Land + Bldg	Sale Of Multiple Parcels	49646/302	Quit Claim	RAJJAH LLC
07/03/06		Land + Bldg	Transfer Of Convenience	32972/294		
07/03/06	698,000	Land + Bldg	Includes Pp/Good Will	32972/292		
03/10/04	400,000	Land + Bldg	Valid Sale	27704/179		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1972 / 2000
 Building # 1
 Structure Type Retail Multi Occup
 Identical Units 1
 Total Units
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA GOODFELLAS/TAT
 TO/VAPE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		6	53		1
1	Enclosed Entry		5	12		1

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	01	01	100	880	84	Offices	10	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
2	01	01	100	1,080	94	Restaurant	10	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
3	01	01	100	1,080	94	Retail Store	10	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	880	Offices		66	76,060
2	1,080	Restaurant		66	98,550
3	1,080	Retail Store		66	58,560

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1996	1	8,000	1	8,000		3 3	10,980
2	Fence	1996	1	684	1	684		3 3	1,490
3	Fence	1996	1	672	1	672		3 3	960

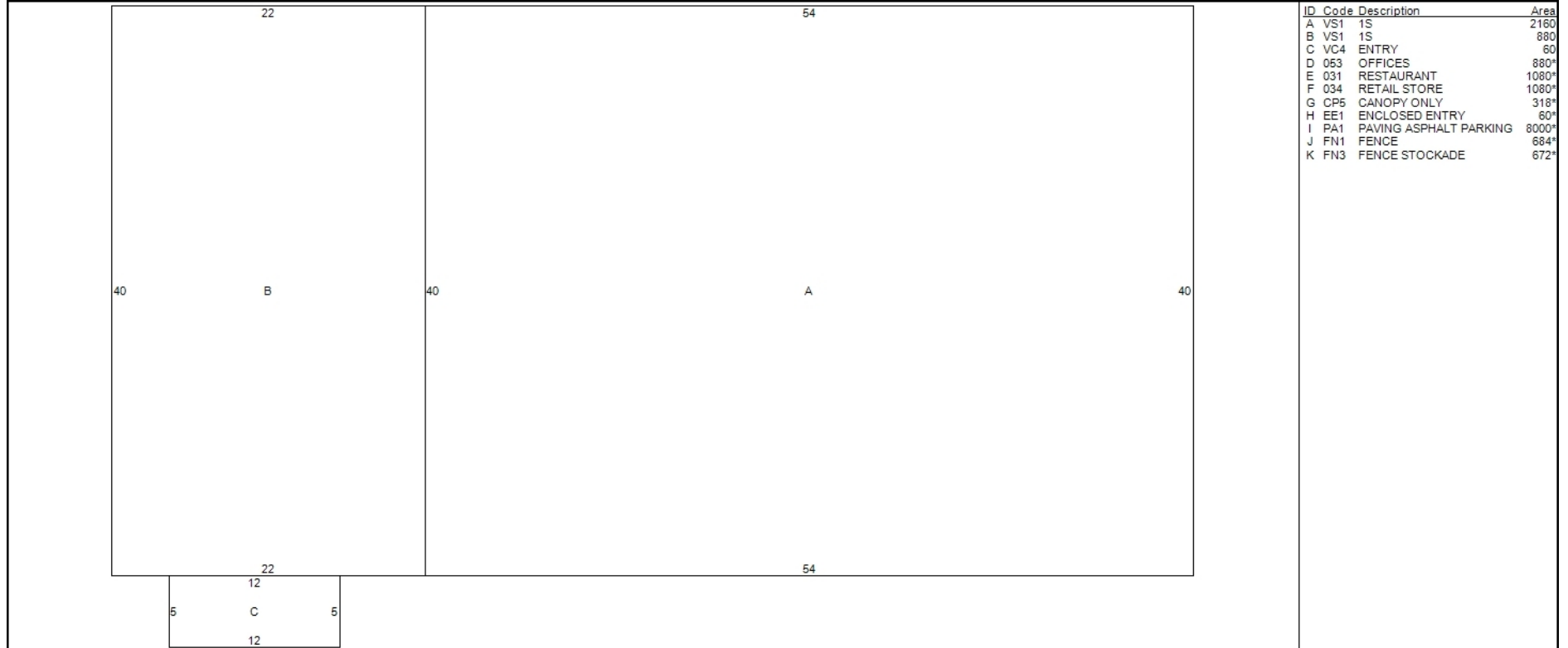
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Additional Property Photos



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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
03	S	002 General Retail Model	0	1,080	12.50	170	22,950	10		0	20,655	25			5,164	5,164	15,491
04	S	002 Office Low Rise 1-3 Sto	0	880	14.00	170	20,944	12.5		0	18,326	35			6,414	6,414	11,912
16	S	001 General Restaurant	0	1,080	15.00	170	27,540	15		0	23,409	20			4,682	4,682	18,727

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	3,040
								Replace, Cost New Less Depr	233,170
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	233,170
								Value per SF	76.70

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	46,130
								Capitalization Rate	0.109000
								Sub total	423,211
								Residual Land Value	
								Final Income Value	423,211
								Total Gross Rent Area	3,040
								Total Gross Building Area	3,040