

Situs : 189 QUINCY ST

PARCEL ID: 155-123

Class : 342

Card: 1 of 1

Printed: October 29, 2020

## CURRENT OWNER

G I REALTY LLC  
189 QUINCY ST  
BROCKTON MA 02302  
21173/168 12/19/2001

## GENERAL INFORMATION

Living Units  
Neighborhood 451  
Alternate ID 32  
Vol / Pg 21173/168  
District  
Zoning C5  
Class COMMERCIAL

## Property Notes



155-123 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	17,048		195,220
Total Acres: .3914 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	195,200	195,200	195,200	185,900
Building	540,800	532,100	540,800	546,100
Total	736,000	727,300	736,000	732,000
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
05/23/13	B58245	6,000	BLDG Int Remodel	100
12/21/09	52625	190,000	BLDG Redo Office Spa	0
05/17/06	46436	3,500	BLDG Rep 9 Window s	0
03/12/01	34197	17,500	BLDG Rem Walls, Carp	100
03/17/99	30336	3,000	BLDG 3 Winds & Resid	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/01	555,000	Land + Bldg	Valid Sale	21173/168		G I REALTY LLC

Inspection Witnessed By \_\_\_\_\_

**Situs : 189 QUINCY ST**

**Parcel Id: 155-123**

**Class: 342**

Card: 1 of 1

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year 1986 /  
Building # 1  
Structure Type Medical Office Bldg  
Identical Units 1  
Total Units  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA GASTRO  
SPECIALISTS

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Elevator Electric Pasngr		2,500	150		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	2,476	312	Medical Center	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	5	4
2	02	02	100	2,584	318	Medical Center	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	5	4

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,476	Medical Center		62	318,260
2	2,584	Medical Center		62	205,610

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1986	1	6,000	1	6,000		3	3	8,240

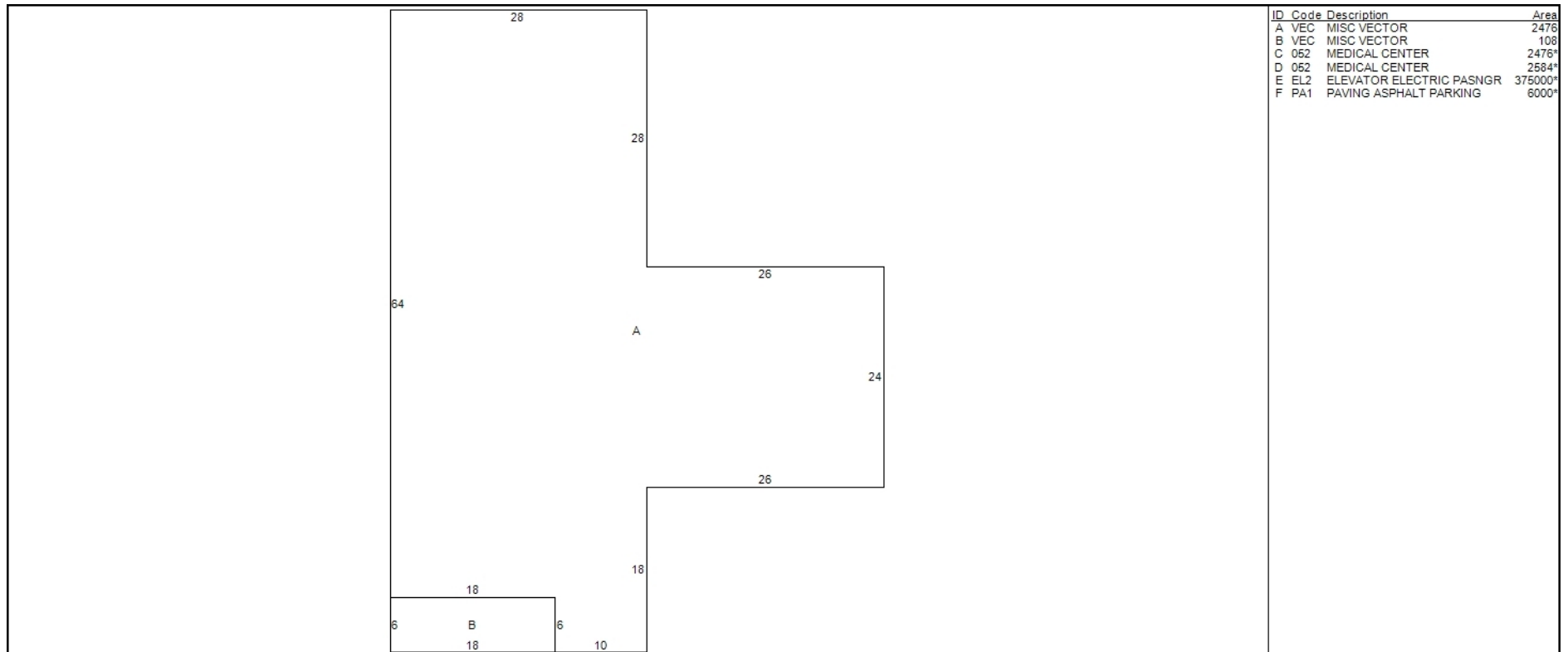
Situs : 189 QUINCY ST

Parcel Id: 155-123

Class: 342

Card: 1 of 1

Printed: October 29, 2020



### Additional Property Photos



Situs : 189 QUINCY ST	Parcel Id: 155-123	Class: 342	Card: 1 of 1	Printed: October 29, 2020
-----------------------	--------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
10	S	001	Medical Office	0	5,060	16.00	125	101,200	5		0	96,140	20			19,228	19,228	76,912

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	5,060
								Replace, Cost New Less Depr	523,870
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	523,870
								Value per SF	103.53

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	76,912
								Capitalization Rate	0.104500
								Sub total	736,000
								Residual Land Value	
								Final Income Value	736,000
								Total Gross Rent Area	5,060
								Total Gross Building Area	5,060