

| | | | | |
|-------------------|--------------------|-------------|--------------|---------------------------|
| Situs : QUINCY AV | PARCEL ID: 155-146 | Class : 926 | Card: 1 of 1 | Printed: October 29, 2020 |
|-------------------|--------------------|-------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| COMMONWEALTH OF MASSACHUSETTS DEPT MENTAL HEALTH 190 PORTLAND ST BOSTON MA 02114 03633/00165 | Living Units Neighborhood 451 Alternate ID 22 Vol / Pg 03633/00165 District Zoning C5 Class EXEMPT |

| Property Notes |
|----------------|
| |



| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|---------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 9,480 | | 149,130 |
| Total Acres: .2176 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|---------------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 149,100 | 149,100 | 0 | 142,000 |
| Building | 14,500 | 14,500 | 0 | 11,900 |
| Total | 163,600 | 163,600 | 0 | 153,900 |
| Manual Override Reason | | | | |
| Base Date of Value 1/1/2020 | | | | |
| Effective Date of Value 1/1/2020 | | | | |
| Value Flag | COST APPROACH | | | |
| Gross Building: | | | | |

| Entrance Information | | | |
|----------------------|----|------------|--------|
| Date | ID | Entry Code | Source |
| | | | |

| Permit Information | | | | |
|--------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| | | | | |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| | | | | 3633/165 | | |

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units |
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|

Interior/Exterior Information

| Line | Level From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|------|----------|--------|------------|-----------------|
|------|------|----------|--------|------------|-----------------|

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy | Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|-----|-----|-------|
|------|------|--------|-------|-------|-----|------|-------|-----|-----|-------|

| | | | | | | | | | | |
|---|----------|------|---|-------|---|-------|--|---|---|--------|
| 1 | Asph Pav | 1975 | 1 | 9,480 | 1 | 9,480 | | 3 | 3 | 14,460 |
|---|----------|------|---|-------|---|-------|--|---|---|--------|

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Additional Property Photos

| | | | | |
|-------------------|--------------------|------------|--------------|---------------------------|
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| Income Detail (Includes all Buildings on Parcel) | | | | | | | | | | | | | | | | | |
|--|------|-------|-------------|----------|--------|--------|-----------|-------|-----|------------|-----------|---------|---------|---------|----------|----------|-----------|
| Use Mod | Inc | Model | Units | Net Area | Income | Econ | Potential | Vac | Vac | Additional | Effective | Expense | Expense | Expense | Other | Total | Net |
| Grp | Type | Mod | Description | | Rate | Adjust | Gross | Model | Adj | Income | Gross | Model % | Adj % | Adj | Expenses | Expenses | Operating |
| | | | | | | | Income | | | | Income | | | | | | Income |
| | | | | | | | | | | | | | | | | | |

| 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 | | | |
| | | | | | | | | Replace, Cost New Less Depr | | | |
| | | | | | | | | Percent Complete | | | |
| | | | | | | | | Number of Identical Units | | | |
| | | | | | | | | Economic Condition Factor | | | |
| | | | | | | | | Final Building Value | | | |
| | | | | | | | | Value per SF | | | |

| Notes - Building 1 of 1 | | | | | | | | Income Summary (Includes all Building on Parcel) | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | Total Net Income | | | |
| | | | | | | | | Capitalization Rate | | | |
| | | | | | | | | Sub total | | | |
| | | | | | | | | Residual Land Value | | | |
| | | | | | | | | Final Income Value | | | |
| | | | | | | | | Total Gross Rent Area | | | |
| | | | | | | | | Total Gross Building Area | | | |