

## COMMERCIAL PROPERTY RECORD CARD 2021

## **BROCKTON**

Situs: QUINCY AV

**PARCEL ID: 155-146** 

Class: 926

Card: 1 of 1

Printed: October 29, 2020

**CURRENT OWNER** 

COMMONWEALTH OF MASSACHUSETTS DEPT MENTAL HEALTH 190 PORTLAND ST BOSTON MA 02114 03633/00165

**GENERAL INFORMATION** 

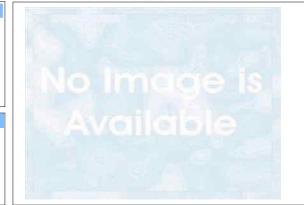
Living Units Neighborhood 451 Alternate ID 22 03633/00165

Vol / Pg

District Zoning Class

C5 **EXEMPT** 

**Property Notes** 



		Land Information		
Туре		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 O	verride Reaso	n				

Value Flag COST APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Inforr	nation
Date	<u>ID</u>	Entry Code	Source

	Permit Information	
Date Issued Number	Price Purpose	% Complete

Sales/Ownership History							
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee			
		<del>-</del>	3633/165				

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Interior/Exterior Valuation Detail

2021

BROCKTON

Outbuilding Data

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Building Information

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

				<b>Building Ot</b>	her 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

		0/ 0 1 0/ 0 1 /			_	V DI 11			٠.	_	O 1 D1	_	
Line	Area Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt M	eas1	weas2	Qty	Area	Grade Phy	r Fun	Value
				1	Asph Pav	1975	1	9,480	1	9,480	3	3	14,460
								-,		-,	_	-	,

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**Addtional Property Photos** 

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

		Ap	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 100  Number of Identical Units Economic Condition Factor Final Building Value
								Value per SF 0.00

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