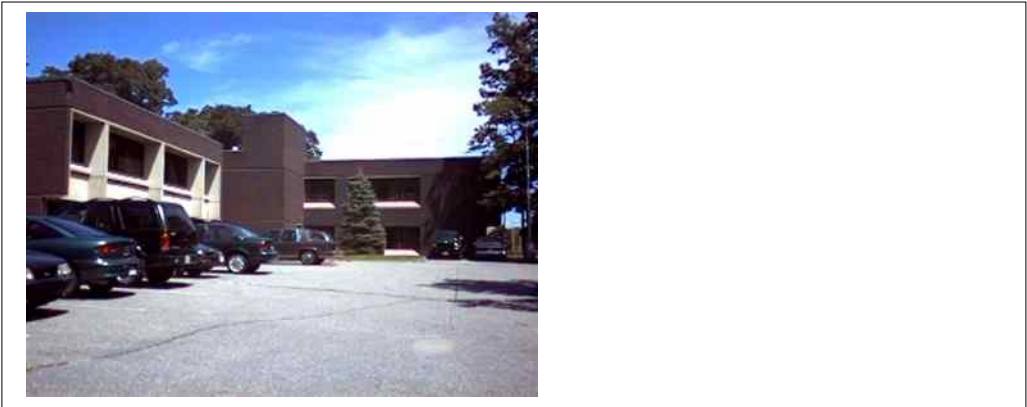


Situs : 165 QUINCY ST	PARCEL ID: 155-146R	Class : 926	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
COMMONWEALTH OF MASSACHUSETTS 190 PORTLAND ST BOSTON MA 02114 03727/00658	Living Units Neighborhood 451 Alternate ID 36-1 Vol / Pg 03727/00658 District Zoning C5 Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.6000			781,090
Total Acres: 2.6 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	781,100	781,100	0	743,900
Building	6,260,700	6,260,700	0	5,721,800
Total	7,041,800	7,041,800	0	6,465,700
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
09/30/14	B60883	1,300	BLDG	2 Temp Tents	100
03/10/14	B59548	8,000	BLDG	Duct Work	100
07/06/11	55107	0	BLDG	Tent	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
3727/658						

Inspection Witnessed By _____

Situs : 165 QUINCY ST

Parcel Id: 155-146R

Class: 926

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1975 /
Building # 1
Structure Type Hospitals
Identical Units 1
Total Units
Grade B
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Elevator Electric Pasngr		3,500	100	3	1							
1	Overhead Dr-Wood/Mtl		14	15		1							
1	Porch, Open		14	16		1							
1	Porch, Open		11	11		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	B1	B1	100	7,980	438	Parking Garage	9	Concrete Lc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	41,448	1,718	Medical Center	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4
3	02	02	100	13,968	567	Medical Center	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,980	Parking Garage		61	171,000
2	41,448	Medical Center		61	4,182,560
3	13,968	Medical Center		61	1,267,850

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1975			1	35,000		3 3	53,380
2	Light - In	1975			23	1		3 3	15,430
3	Light - In	1975			15	1		3 3	1,280

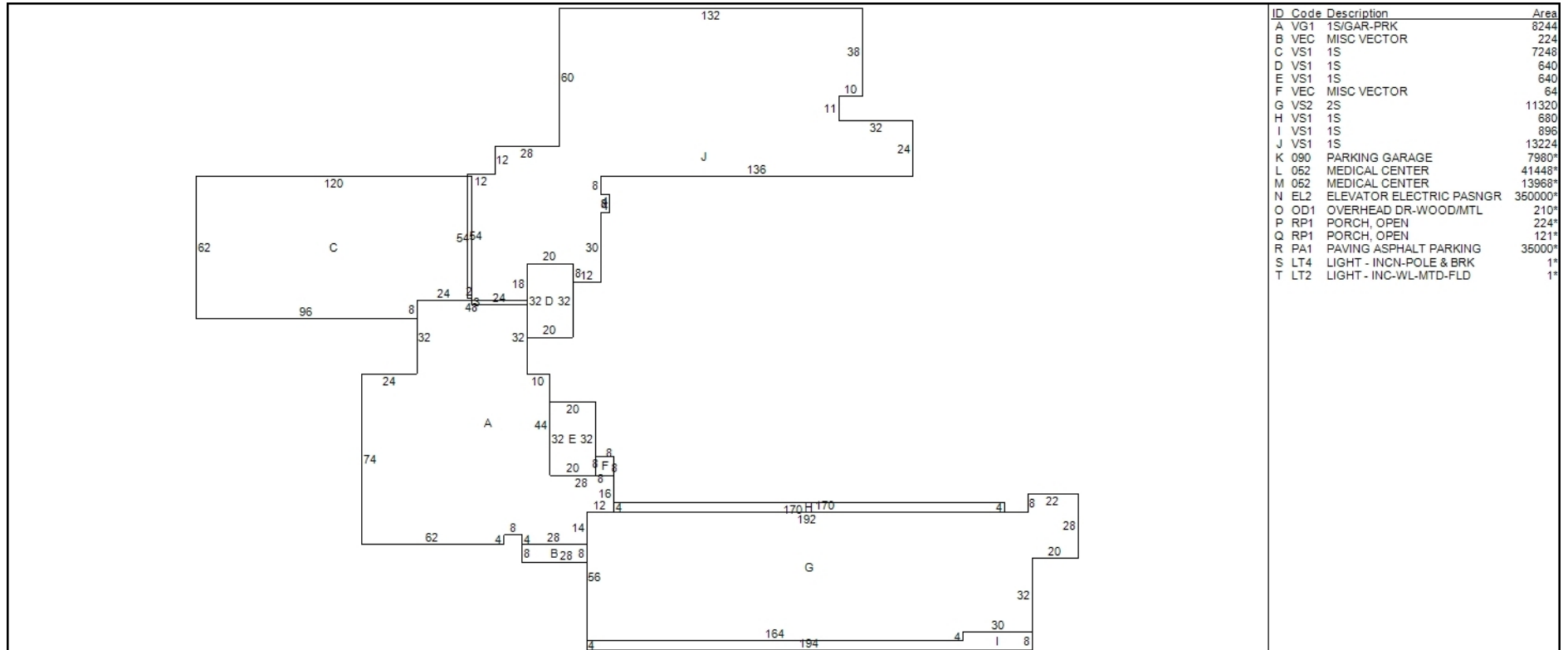
Situs : 165 QUINCY ST

Parcel Id: 155-146R

Class: 926

Card: 1 of 1

Printed: October 29, 2020



Additional Property Photos



Situs : 165 QUINCY ST	Parcel Id: 155-146R	Class: 926	Card: 1 of 1	Printed: October 29, 2020
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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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	55,416	16.00		886,656	5		0	842,323	20			168,465	168,465	673,858
12	S	002	Warehouse	0	7,980	6.00		47,880	12		0	42,134	15			6,320	6,320	35,814

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	63,396
								Replace, Cost New Less Depr	5,621,410
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	6,183,551
								Value per SF	97.54

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	709,672
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	63,396
								Total Gross Building Area	63,396