

Situs : 225 QUINCY AV

PARCEL ID: 155-246

Class: 340

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

MILLETT GEORGE A TR
225 QUINCY ST RLY TR
925 CENTRE ST
BROCKTON MA 02302
48417/318 05/12/2017

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 27
Vol / Pg 48417/318
District
Zoning C5
Class COMMERCIAL

Property Notes

NEITLICH RETIRED TO FLA



155-246 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	16,970		194,750
Total Acres: .3896 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	194,800	194,800	194,800	185,400
Building	161,200	197,100	161,200	170,600
Total	356,000	391,900	356,000	356,000
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
10/08/19	JPO	Entry Gained	Other
05/10/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/31/17	B67282	15,000	ROOF/NEW Siding, Window s (6), Repair Hanc	100
07/01/15	B62465	4,500	BLDG Duct Work	100
07/10/98	29211	1,800	BLDG Reroof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/12/17	375,000	Land + Bldg	Private Sale No Put On Market	48417/318	Quit Claim	MILLETT GEORGE A TR
05/31/13	350,000	Land + Bldg	Outlier-Written Desc Needed	43137/146		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1974 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C-
Covered Parking
Uncovered Parking
DBA NONPROFIT OFFICE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Enclosed		20	8			1								
2	Porch, Enclosed		18	8			1								
2	Porch, Open		10	6			1								
2	Porch, Open		225	1			1								
1	Wood Deck		1	25			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	2,112	184	Multi-Use Office	9	None	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	2,112	184	Multi-Use Office	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,112	Multi-Use Office		45	74,380
2	2,112	Multi-Use Office		45	104,880

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1974			1	13,000		3	3	17,840

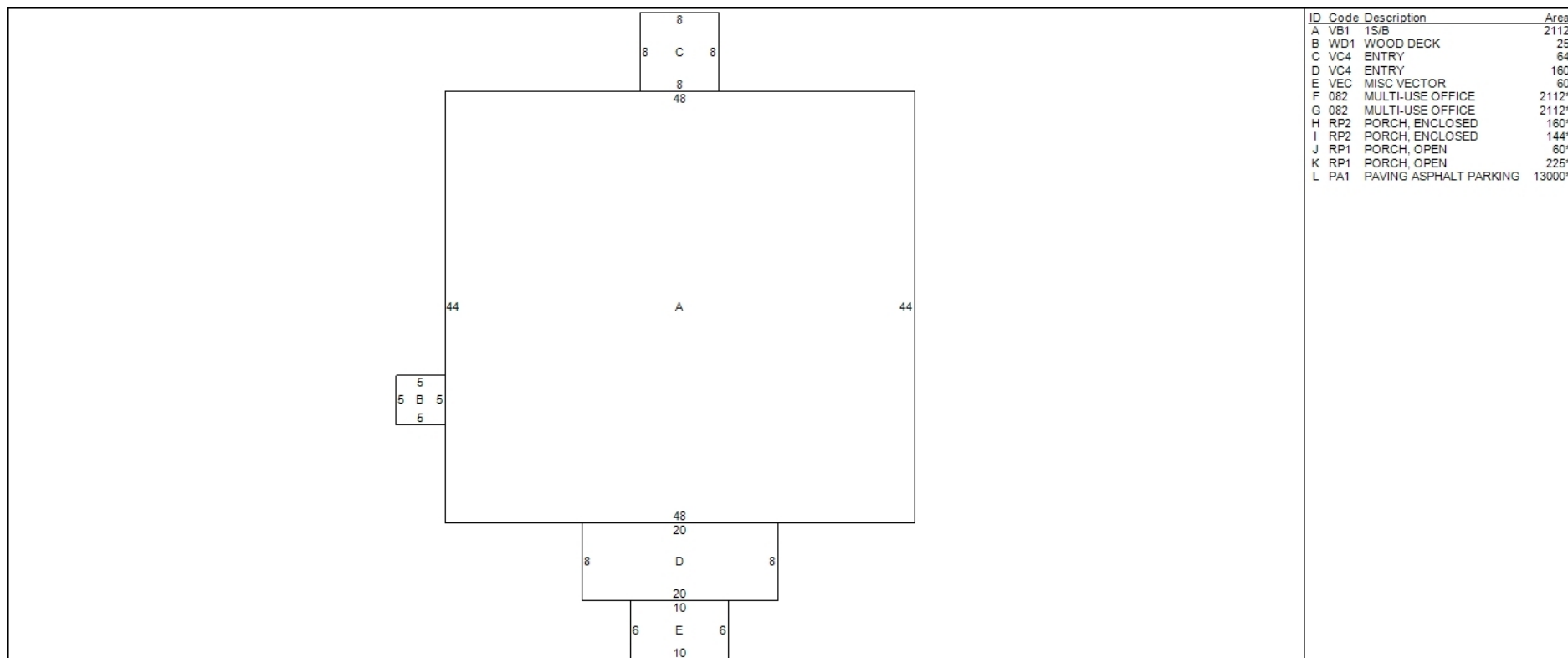
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Additional Property Photos



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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
24	S	003	Converted & Multi Office	0	4,224	12.00	125	63,360	12.5		0	55,440	30			16,632	16,632	38,808

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	4,224
								Replace, Cost New Less Depr	179,260
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	179,260
								Value per SF	42.44

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	38,808
								Capitalization Rate	0.109000
								Sub total	356,037
								Residual Land Value	
								Final Income Value	356,037
								Total Gross Rent Area	4,224
								Total Gross Building Area	4,224