

Situs : 166 QUINCY AV

PARCEL ID: 155-248

Class: 342

Card: 1 of 1

Printed: October 29, 2020

**CURRENT OWNER**

WOHL LAURENCE S  
166 QUINCY AV  
BROCKTON MA 02302  
37014/273

**GENERAL INFORMATION**

Living Units  
Neighborhood 451  
Alternate ID 16-1  
Vol / Pg 37014/273  
District  
Zoning C5  
Class COMMERCIAL

**Property Notes**



155-248 03/18/2020

**Land Information**

| Type                                  | Size | Influence Factors | Influence % | Value   |
|---------------------------------------|------|-------------------|-------------|---------|
| Primary                               | SF   | 10,086            |             | 152,820 |
| Total Acres: .2315<br>Spot: Location: |      |                   |             |         |

**Assessment Information**

|                                  | Appraised | Cost    | Income  | Prior   |
|----------------------------------|-----------|---------|---------|---------|
| Land                             | 152,800   | 152,800 | 152,800 | 145,500 |
| Building                         | 242,800   | 260,400 | 242,800 | 247,300 |
| Total                            | 395,600   | 413,200 | 395,600 | 392,800 |
| 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 |
|-------------|--------|-------|--------------------|------------|
| 05/18/15    | B62121 | 9,000 | BLDG Repair Siding | 0          |
| 03/18/11    | 54517  | 7,165 | BLDG Strip/Reroof  | 0          |

**Sales/Ownership History**

| Transfer Date | Price | Type        | Validity | Deed Reference | Deed Type  | Grantee |
|---------------|-------|-------------|----------|----------------|------------|---------|
| 01/06/86      |       | Land + Bldg |          | 06511/00216    | Quit Claim |         |

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

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## Building Information

Year Built/Eff Year 1982 /  
Building # 1  
Structure Type Office Bldg L/R 1-4s  
Identical Units 1  
Total Units  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA WOHL MD

## Building Other Features

| Line | Type        | +/- | Meas1 | Meas2 | # Stops | Ident | Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units |
|------|-------------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|
| 2    | Porch, Open |     | 6     | 5     |         |       | 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     | 1,657 | 172   | Medical Center | 9           | None      | Wood Frame/Joist/B | Normal     | Hot Air | Central | Normal   | 4        | 4          |
| 2    | 01    | 01   |    | 100     | 1,657 | 172   | Medical Center | 10          | Frame     | Wood Frame/Joist/B | Normal     | Hot Air | Central | Normal   | 4        | 4          |

## Interior/Exterior Valuation Detail

| Line | Area  | Use Type       | % Good | % Complete | Use Value/RCNLD |
|------|-------|----------------|--------|------------|-----------------|
| 1    | 1,657 | Medical Center |        | 61         | 114,030         |
| 2    | 1,657 | Medical Center |        | 61         | 137,320         |

## Outbuilding Data

| Line | Type     | Yr Blt | Meas1 | Meas2 | Qty | Area  | Grade | Phy | Fun | Value |
|------|----------|--------|-------|-------|-----|-------|-------|-----|-----|-------|
| 1    | Asph Pav | 1982   | 1     | 6,600 | 1   | 6,600 |       | 3   | 3   | 9,060 |

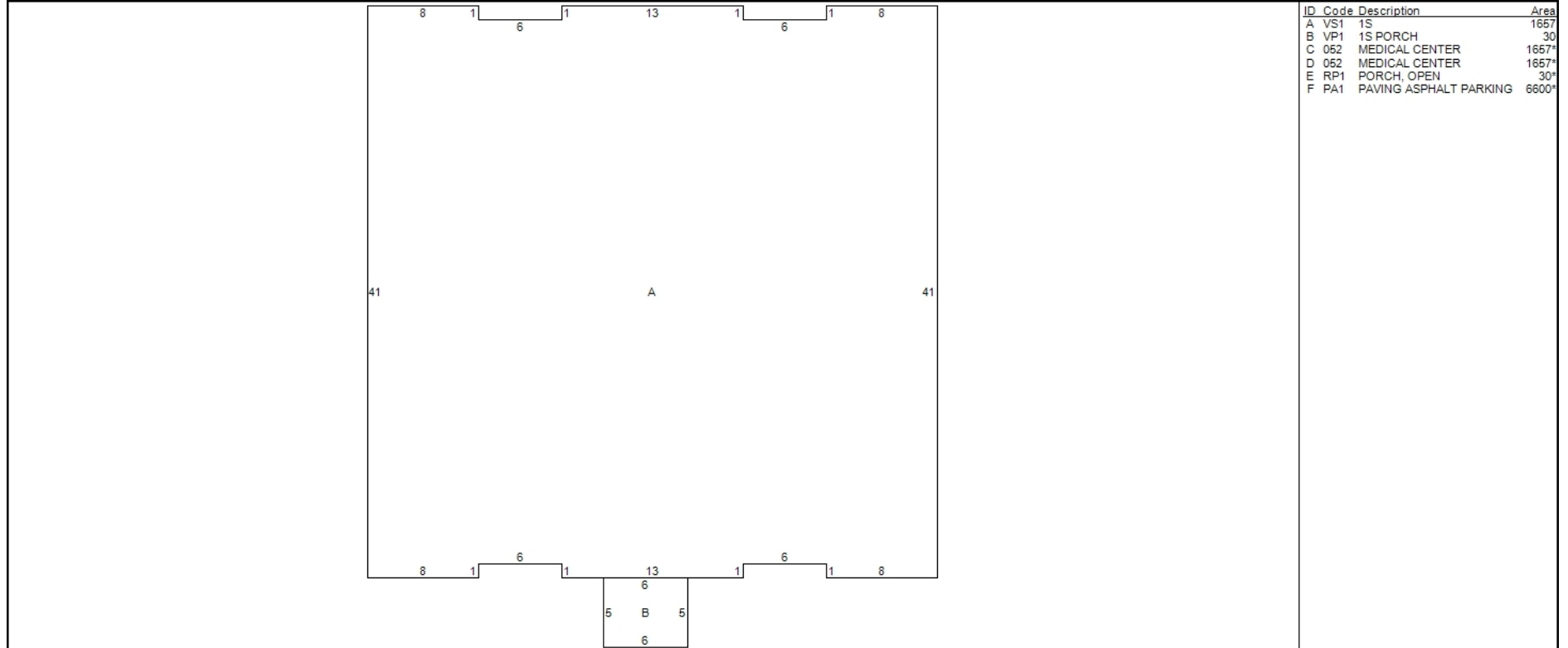
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**Additional Property Photos**



|                       |                    |            |              |                           |
|-----------------------|--------------------|------------|--------------|---------------------------|
| Situs : 166 QUINCY AV | Parcel Id: 155-248 | Class: 342 | Card: 1 of 1 | Printed: October 29, 2020 |
|-----------------------|--------------------|------------|--------------|---------------------------|

| 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     | 3,314    | 16.00       | 107         | 56,736                 | 5         |         | 0                 | 53,899                 | 20              |               |             | 10,780         | 10,780         | 43,119               |

| 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              | 3,314   |
|                                    |          |          |      |       |       |      |        | Replace, Cost New Less Depr            | 251,350 |
|                                    |          |          |      |       |       |      |        | Percent Complete                       | 100     |
|                                    |          |          |      |       |       |      |        | Number of Identical Units              | 1       |
|                                    |          |          |      |       |       |      |        | Economic Condition Factor              |         |
|                                    |          |          |      |       |       |      |        | Final Building Value                   | 251,350 |
|                                    |          |          |      |       |       |      |        | Value per SF                           | 75.84   |

| Notes - Building 1 of 1 |  |  |  |  |  |  |  | Income Summary (Includes all Building on Parcel) |          |
|-------------------------|--|--|--|--|--|--|--|--------------------------------------------------|----------|
|                         |  |  |  |  |  |  |  | Total Net Income                                 | 43,119   |
|                         |  |  |  |  |  |  |  | Capitalization Rate                              | 0.109000 |
|                         |  |  |  |  |  |  |  | Sub total                                        | 395,587  |
|                         |  |  |  |  |  |  |  | Residual Land Value                              |          |
|                         |  |  |  |  |  |  |  | Final Income Value                               | 395,587  |
|                         |  |  |  |  |  |  |  | Total Gross Rent Area                            | 3,314    |
|                         |  |  |  |  |  |  |  | Total Gross Building Area                        | 3,314    |