

Situs : 176 QUINCY AV

PARCEL ID: 155-249

Class : 957

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON HEALTH CORPORATION
680 CENTRE ST
BROCKTON MA 02302
20108/348 06/29/2001

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 17-1
Vol / Pg 20108/348
District
Zoning C5
Class EXEMPT

Property Notes



155-249 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	20,641		217,100
Total Acres: .4739 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	217,100	217,100	217,100	206,700
Building	284,000	441,200	284,000	325,700
Total	501,100	658,300	501,100	532,400
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
08/17/15	B62830	20,000	BLDG Reroof	0
07/27/10	53639	0	BLDG Repair Sign	0
11/15/05	45495	10,000	BLDG Demo Wall-Xray	0
05/02/05	43910	0	BLDG F S Sign	0
02/10/05	43466	17,000	BLDG Shtrk, Cabs, FI	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/01	409,000	Land + Bldg	Valid Sale	20108/348		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1976 /
Building # 1
Structure Type Office Bldg L/R 1-4s
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	Porch, Open		168	1		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		1,092	136	Support Area	9	None	Wood Frame/Joist/B	None	None	None	None	4	4
2	01	01	100	4,492	398	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	1,092	Support Area		60	21,740
2	4,492	Medical Center		60	404,220

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1976			1	10,000		3	3	15,250

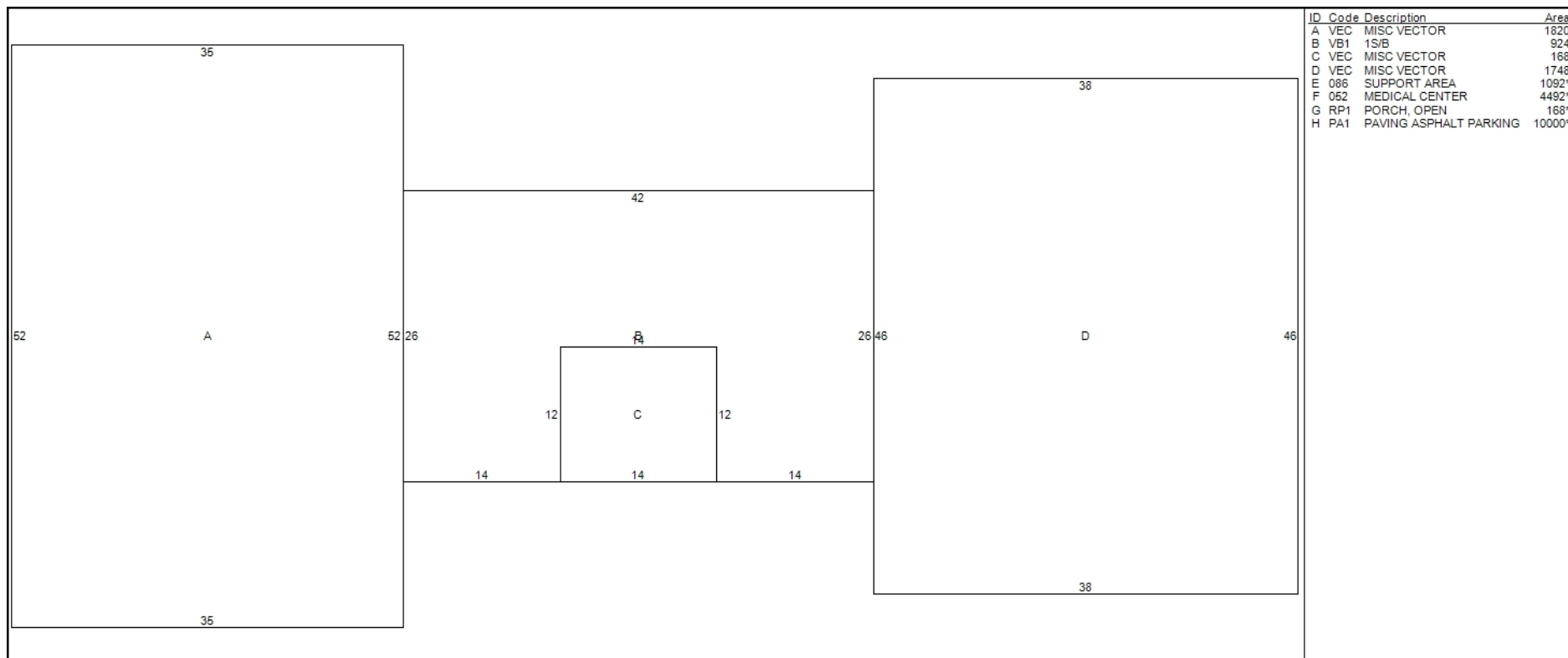
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ID	Code	Description	Area
A	VEC	MISC VECTOR	1820
B	VB1	1S/B	924
C	VEC	MISC VECTOR	168
D	VEC	MISC VECTOR	1748
E	086	SUPPORT AREA	1092'
F	052	MEDICAL CENTER	4492'
G	RP1	PORCH, OPEN	168'
H	PA1	PAVING ASPHALT PARKING	10000'

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	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
00	S	Shell Income Use Group	0							0							
10	S	001 Medical Office	0	4,492	16.00		71,872	5		0	68,278	20			13,656	13,656	54,622

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	5,584
								Replace, Cost New Less Depr	425,960
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	425,960
								Value per SF	76.28

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	54,622
								Capitalization Rate	0.109000
								Sub total	501,119
								Residual Land Value	
								Final Income Value	501,119
								Total Gross Rent Area	5,584
								Total Gross Building Area	5,584