

Situs : 190 QUINCY AV

PARCEL ID: 155-251

Class: 342

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

KMB ENTERPRISES LLC
617 N CENTRAL ST
BRIDGEWATER MA 02333
37823/119 10/19/2009

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 19-1
Vol / Pg 37823/119
District
Zoning C5
Class COMMERCIAL



155-251 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,472			155,170
Total Acres: .2404 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	155,200	155,200	155,200	147,700
Building	144,700	149,300	144,700	151,900
Total	299,900	304,500	299,900	299,600
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
08/12/11	55305	9,800	BLDG Vinyl Siding	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/09	300,000	Land + Bldg	Valid Sale	37823/119		KMB ENTERPRISES LLC

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 ADAPTIVE
PROSTHETIC

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		16	7		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	818	176	Multi-Use Office	9	None	Wood Frame/Joist/B	None	Hot Air	Central	Normal	4	3
2	01	01	100	1,635	176	Medical Center	10	Masonry & I	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	818	Multi-Use Office		50	23,690
2	1,635	Medical Center		50	117,350

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1974	1	6,000	1	6,000		3 3	8,240

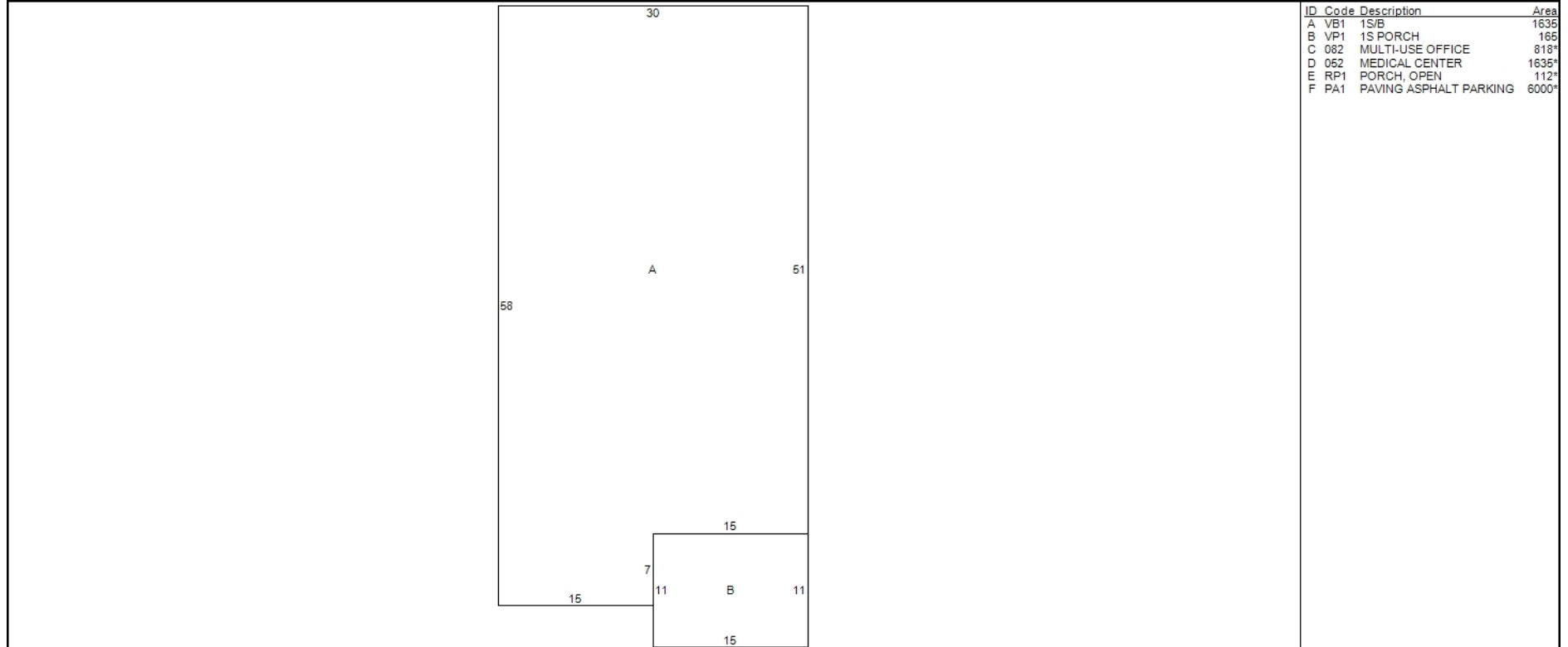
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Additional Property Photos



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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	1,635	16.00	120	31,392	5		0	29,822	20	80		4,772	4,772	25,050
24	S	003	Converted & Multi Office	0	818	12.00	117	11,485	12.5		0	10,049	30	80		2,412	2,412	7,637

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	2,453
								Replace, Cost New Less Depr	141,040
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	141,040
								Value per SF	57.50

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	32,687
								Capitalization Rate	0.109000
								Sub total	299,881
								Residual Land Value	
								Final Income Value	299,881
								Total Gross Rent Area	2,453
								Total Gross Building Area	2,453