

Situs : 210 QUINCY AV

PARCEL ID: 155-253

Class: 342

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON CARDIOLOGY LLC
1342 BELMONT ST STE 205
BROCKTON MA 02301
18343/19 03/10/2000

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 23
Vol / Pg 18343/19
District
Zoning C5
Class COMMERCIAL



155-253 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 28,665			265,970
Total Acres: .6581 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	266,000	266,000	266,000	253,300
Building	472,600	455,500	472,600	490,900
Total	738,600	721,500	738,600	744,200
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
08/18/16	S65334	0	SIGNS	100
01/12/15	S61491	0	BLDG Sign	100
09/03/13	O58208	0	BLDG Comm Occupancy	100
05/20/13	B58208	41,500	BLDG Int Renovations	100
12/21/00	33976	13,135	BLDG Rem 1 Bthroom	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/10/00	355,000	Land + Bldg	Valid Sale	18343/19		BROCKTON CARDIOLOGY LLC

Inspection Witnessed By _____

Situs : 210 QUINCY AV

Parcel Id: 155-253

Class: 342

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1974 /
Building # 1
Structure Type Medical Office Bldg
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA QUEST
DIAGNOSTICS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		12	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	576	96	Support Area	9	None	Wood Frame/Joist/B	None	None	None	None	3	3
2	01	01	100	4,416	416	Medical Center	16	Frame	Wood Frame/Joist/B	Above Norm	Hot Air	Central	Normal	4	3
3	02	02	100	1,056	176	Medical Center	8	Frame	Wood Frame/Joist/B	Above Norm	Hot Air	Central	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	576	Support Area		45	8,290
2	4,416	Medical Center		50	356,720
3	1,056	Medical Center		50	78,640

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1974	1	8,000	1	8,000		3 3	10,980
2	Frame Shed	1992	1	280	1	280		3 3	880

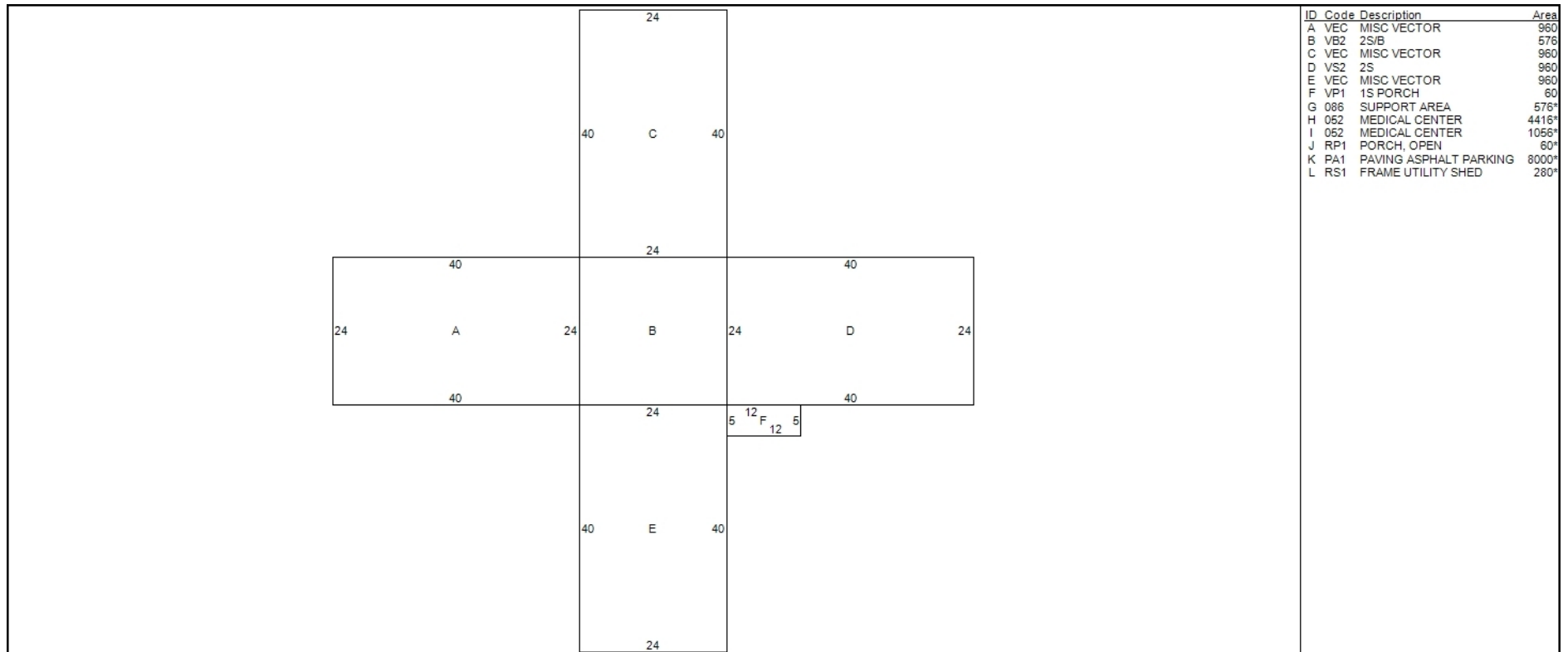
Situs : 210 QUINCY AV

Parcel Id: 155-253

Class: 342

Card: 1 of 1

Printed: October 29, 2020



Additional Property Photos



Situs : 210 QUINCY AV	Parcel Id: 155-253	Class: 342	Card: 1 of 1	Printed: October 29, 2020
-----------------------	--------------------	------------	--------------	---------------------------

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	5,472	16.00	116	101,560	5		0	96,482	20			19,296	19,296	77,186

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	6,048
								Replace, Cost New Less Depr	443,650
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	443,650
								Value per SF	73.35

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	77,186
		Capitalization Rate	0.104500
		Sub total	738,622
		Residual Land Value	
		Final Income Value	738,622
		Total Gross Rent Area	6,048
		Total Gross Building Area	6,048