

Situs : 209 QUINCY ST U#2

PARCEL ID: 155-401

Class: 343

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

FLYNN EUGENE L
162 COUNTRY CLUB LN
BROCKTON MA 02301
51774/272 10/10/2019

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID PT OF 27
Vol / Pg 51774/272
District
Zoning C5
Class COMMERCIAL



155-401 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Total Acres: Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	141,000	135,700	141,000	141,000
Total	141,000	135,700	141,000	141,000
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/18/05	43493	1,200	BLDG Subdivide Offic	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/10/19	127,500	Land + Bldg	Private Sale No Put On Market	51774/272	Quit Claim	FLYNN EUGENE L
02/16/05	300,000	Land + Bldg	Sale Of Portion/Other Comm	30006/054		LYNN CHARLES REALTY LLC
02/07/02	120,000	Land + Bldg	Valid Sale	21507/166		
10/01/87	115,000	Land + Bldg	Sale Of Portion/Other Comm			

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1987 /
Building # 1
Structure Type Office Condominium
Identical Units 1
Total Units 1
Grade B-
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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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	01	01	100	1,215	160	Commercial Condo	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,215	Commercial Condos		51	96,960

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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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
21	S	001	Commercial Condo	0	1,215	15.50	120	22,599	5		0	21,469	35			7,514	7,514	13,955

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	1,215
								Replace, Cost New Less Depr	96,960
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	140
								Final Building Value	135,744
								Value per SF	111.72

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	13,955
								Capitalization Rate	0.099000
								Sub total	140,960
								Residual Land Value	
								Final Income Value	140,960
								Total Gross Rent Area	1,215
								Total Gross Building Area	1,215