

Situs : 207 QUINCY ST U#3

PARCEL ID: 155-402

Class: 343

Card: 1 of 1

Printed: October 29, 2020

## CURRENT OWNER

CASPER LEE S TRUSTEE  
CASPER JENNIE TRUST  
7 FORT HILL ST  
HINGHAM MA 02043  
13816/00342

## GENERAL INFORMATION

Living Units  
Neighborhood 451  
Alternate ID PT OF 27  
Vol / Pg 13816/00342  
District  
Zoning C5  
Class COMMERCIAL



155-402 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	193,200	177,600	193,200	193,200
Total	193,200	177,600	193,200	193,200
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

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/95	125,000	Land + Bldg	Valid Sale	13816/342		

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 PEDIATRIC  
MEDICINE & SUPPLY

**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	1,665	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	1,665	Commercial Condos		51	126,840

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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ID	Code	Description	Area
A	VEC	MISC VECTOR	1665
B	137	COMMERCIAL CONDOS	1665*

**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	1,665	15.50	120	30,969	5		0	29,421	35			10,297	10,297	19,124

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	1,665
								Replace, Cost New Less Depr	126,840
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	140
								Final Building Value	177,576
								Value per SF	106.65

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	19,124
								Capitalization Rate	0.099000
								Sub total	193,172
								Residual Land Value	
								Final Income Value	193,172
								Total Gross Rent Area	1,665
								Total Gross Building Area	1,665