

Situs : 205 QUINCY ST U#4 4

PARCEL ID: 155-403

Class: 343

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER
OLEARY JOHN K TRUSTEE
EILEEN K OLEARY TRUSTEE
205 QUINCY ST UNIT 4
BROCKTON MA 02302
34782/309 07/06/2007

GENERAL INFORMATION
Living Units
Neighborhood 451
Alternate ID PT OF 27
Vol / Pg 34782/309
District
Zoning C5
Class COMMERCIAL



155-403 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	174,000	162,200	174,000	174,000
Total	174,000	162,200	174,000	174,000
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
05/30/01	RB	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/22/00	33531	28,000	BLDG Vinyl Side & Tr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/06/07	180,000	Land + Bldg	Valid Sale	34782/309		
11/01/89	135,000	Land + Bldg	Valid Sale			
03/01/89	159,478	Land + Bldg	Valid Sale			

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

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	1,500	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	1,500	Commercial Condos		51	115,890

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	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
21	S	001	Commercial Condo	0	1,500	15.50	120	27,900	5		0	26,505	35			9,277	9,277	17,228

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	1,500
Replace, Cost New Less Depr	115,890
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	140
Final Building Value	162,246
Value per SF	108.16

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	17,228
Capitalization Rate	0.099000
Sub total	174,020
Residual Land Value	
Final Income Value	174,020
Total Gross Rent Area	1,500
Total Gross Building Area	1,500