

Situs : 283 N QUINCY ST

PARCEL ID: 175-004

Class: 954

Card: 1 of 1

Printed: November 7, 2023

CURRENT OWNER
 BROCKTON POST NO 1046 VETERANS
 FOREIGN WARS U S A INC
 283 N QUINCY ST
 BROCKTON MA 02302
 03465/00268

GENERAL INFORMATION
 Living Units
 Neighborhood 463
 Alternate ID 268 QUINCY
 Vol / Pg 03465/00268
 District
 Zoning R1C
 Class EXEMPT



175-004 03/16/2020

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			357,130
Secondary	AC 2.0000			311,390
Residual	AC 16.8500			357,020
Total Acres: 19.85				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	1,025,500	1,025,500	1,025,500	1,080,800
Building	585,200	585,200	-306,700	536,300
Total	1,610,700	1,610,700	718,800	1,617,100
Manual Override Reason				
Base Date of Value				
Effective Date of Value				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
06/08/18	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/04/16	B65199	3,100	ACCSTR	Temporary Tent	100
01/12/12	55977	10,000	BLDG	Redo Bathrooms	100
09/10/10	53836	34,125	BLDG	1 Layer Reroof	0
04/19/01	34394	21,000	BLDG	Cabs, Sinks Flr	100
03/22/00	32365	23,900	BLDG	Make Closet To	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3465/268		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1968 /
 Building # 1
 Structure Type Social/Fraternal Hall
 Identical Units 1
 Total Units
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA VFW POST 1046

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Utility Bldg-Frame		4	8		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	01	01	100	10,562	518	Social/Fraternal Hc	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,562	Social/Fraternal Hall		45	535,020

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1968			1	30,000		3 3	45,750
2	Light - In	1968			6	1		3 3	4,030
3	Light - In	1968			5	1		3 3	430

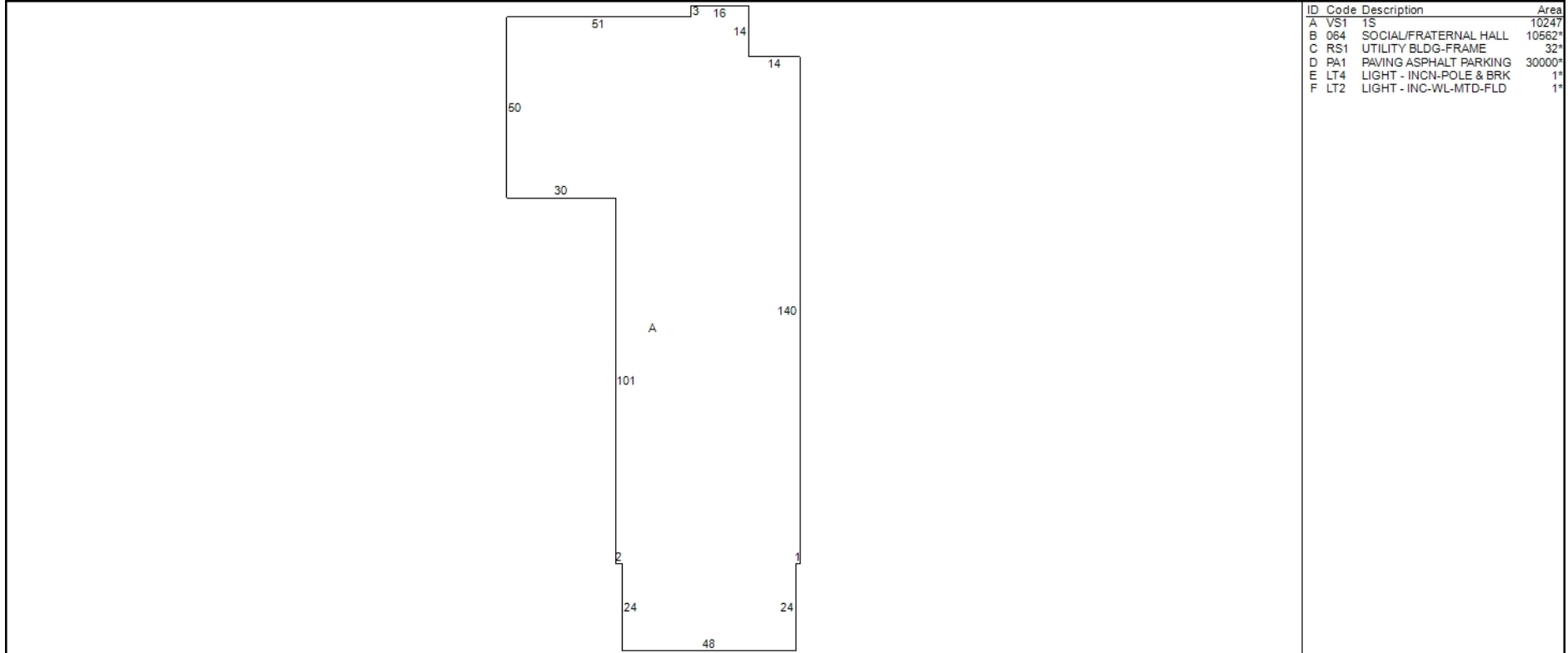
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Additional Property Photos



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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
24	S	002 Converted & Multi Office	0	10,562	11.00		116,182	12.5		0	101,659	30			30,498	30,498	71,161

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	10,562
Replace, Cost New Less Depr	535,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	535,020
Value per SF	50.66

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	71,161
Capitalization Rate	0.099000
Sub total	718,798
Residual Land Value	
Final Income Value	718,798
Total Gross Rent Area	10,562
Total Gross Building Area	10,562