

Situs : 70 HIGHLAND ST		PARCEL ID: 053-050		Class: 114		Card: 1 of 1		Printed: November 19, 2024	
CURRENT OWNER				GENERAL INFORMATION					
HOUSING SOLUTIONS LINCOLN SCHOOL SENIOR HOUSING LLC 422 WASHINGTON ST QUINCY MA 02169 57411/180 11/10/2022				Living Units Neighborhood 500 Alternate ID 10 Vol / Pg 57411/180 District Zoning R3 Class COMMERCIAL					
Property Notes									
FY24 EXEMPT TO TAX ESTIMATE OF 23 UNITS									
 053-050 03/21/2020									

Land Information						Assessment Information				
Type	Size	Influence Factors		Influence %	Value	Appraised		Cost	Income	Prior
Primary	SF	37,283	Econ Misimpro'	-55	173,370	Land	173,400	173,400	0	173,400
						Building	70,800	70,800	0	68,600
						Total	244,200	244,200	0	242,000
Total Acres: .8559 Spot:										

Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
02/16/23	CP	Field Review	Other	03/28/24	3	200,000	OTHER Lincoln School Conversion To Apa	
11/26/19	CP	Field Review	Other	07/31/23	7	13,190,000	OCC/USE Renovate The Lincoln School Into	
08/28/14	JPO	Entry Gained	Other	03/28/23	9	3,270	OTHER Temporary Structure	
				04/17/07	48328	10,000	BLDG Remove Chimney	0
				11/28/00	33880	50,000	BLDG Install Carpeting	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/10/22	150,000	Land + Bldg	To/From Government	57411/180 0/0	Quit Claim	HOUSING SOLUTIONS LINCOLN SCHOOL

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1896 /
Building # 1
Structure Type Apartments - Garden
Identical Units 1
Total Units 23
Grade C+
Covered Parking
Uncovered Parking
DBA LINCOLN SCHOOL
SENIOR HSG

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	B1	B1		9,160	470	Support Area	10	None	Wood Frame/Joist/B	None	None	None	None	1	1
2	01	01		9,160	470	Apartment	12	Brick Or Stc	Wood Frame/Joist/B	None	None	None	None	1	1
3	02	02		9,160	470	Apartment	12	Brick Or Stc	Wood Frame/Joist/B	None	None	None	None	1	1
4	A1	A1		4,580	235	Support Area	12	Brick Or Stc	Wood Frame/Joist/B	None	None	None	None	1	1

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,160	Support Area		10	31,180
2	9,160	Apartment		10	200,710
3	9,160	Apartment		10	193,540
4	4,580	Support Area		10	8,830

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1950			1	12,000		2 2	18,300
2	Fence	1950	1	400	1	400		2 2	850
3	Frame Shed	1950	1	196	1	196		2 2	1,810

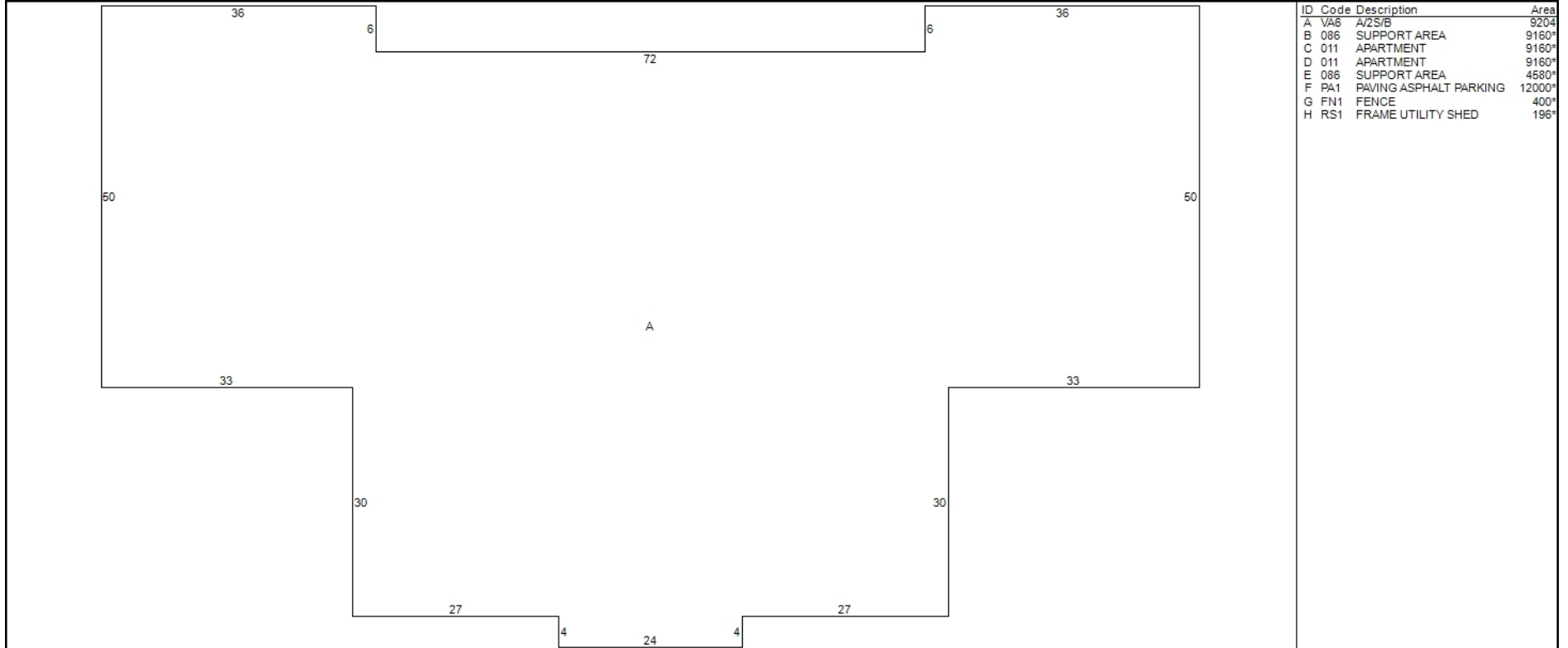
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Parcel Id: 053-050

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Additional Property Photos





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Income Detail (Includes all Buildings on Parcel)																	
Use Grp	Mod Type	Inc 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
00	S	Shell Income Use Group	0	10,992						0							
01	A	004 Apartments/Per Unit	0	18,320				5		0		60					

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	32,060
								Replace, Cost New Less Depr	434,260
								Percent Complete	10
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	47,773
								Value per SF	1.49

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
UNITS ESTIMATED AT 23		Total Net Income	
		Capitalization Rate	0.077000
		Sub total	
		Residual Land Value	
		Final Income Value	
		Total Gross Rent Area	21,068
		Total Gross Building Area	32,060