

Situs : 122 LIBERTY ST

PARCEL ID: 008-054

Class : 330

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VINNIE LIBERTY
122 LIBERTY ST
BROCKTON MA 02301
51351/81 07/11/2019

GENERAL INFORMATION

Living Units
Neighborhood 480
Alternate ID 5-4
Vol / Pg 51351/81
District
Zoning C5
Class COMMERCIAL

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.4700			481,320
Total Acres: 1.47 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	481,300	481,300	481,300	458,400
Building	878,700	773,900	878,700	901,600
Total	1,360,000	1,255,200	1,360,000	1,360,000
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
09/20/17	H/P	Field Review	Other
05/10/01	PJS	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/21/06	47728	0	BLDG 7 Signs	0
10/16/06	47480	1,198,800	BLDG Auto Show room	0
06/08/01	34755	0	BLDG 4 Signs	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/11/19	2,550,000	Land + Bldg	Includes Pp/Good Will	51351/81	Quit Claim	VINNIE LIBERTY
06/21/05	1,100,000	Land + Bldg	Outlier-Written Desc Needed	30757/128	Tax Title Foreclosure	

Inspection Witnessed By _____

Situs : 122 LIBERTY ST

Parcel Id: 008-054

Class: 330

Card: 1 of 1

Printed: October 28, 2020

Building Information

Year Built/Eff Year 2006 /
Building # 1
Structure Type Auto Dealer/F-Sevic
Identical Units 1
Total Units 1
Grade B
Covered Parking
Uncovered Parking
DBA PAUL CLARK VW

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Only		500	1		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	11,442	462	Auto Show room/C	14	Concrete Bl	Pre-Engineered Stee	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	11,442	Auto Show room/Office		66	700,800

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2006			1	43,560	C	3	3	73,070

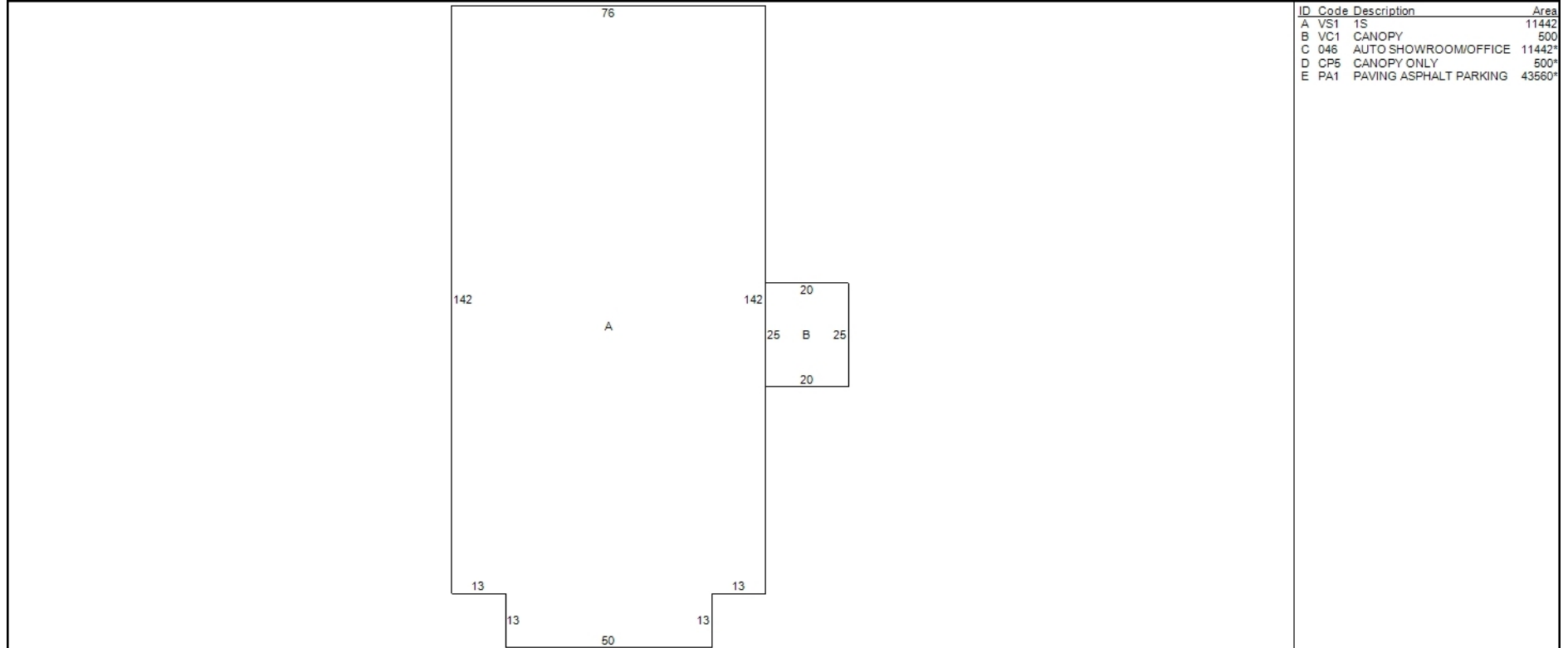
Situs : 122 LIBERTY ST

Parcel Id: 008-054

Class: 330

Card: 1 of 1

Printed: October 28, 2020



Additional Property Photos



Situs : 122 LIBERTY ST	Parcel Id: 008-054	Class: 330	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	------------	--------------	---------------------------

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
18	S	002	Auto Dealer	0	11,442	10.50	150	180,212	5		0	171,201	15			25,680	25,680	145,521

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	11,442
								Replace, Cost New Less Depr	700,800
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	700,800
								Value per SF	61.25

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	145,521
		Capitalization Rate	0.107000
		Sub total	1,360,009
		Residual Land Value	
		Final Income Value	1,360,009
		Total Gross Rent Area	11,442
		Total Gross Building Area	11,442