


Situs : 24 LIVINGSTONE RD		PARCEL ID: 103-024		Class: 111		Card: 1 of 1		Printed: November 13, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BOEN CARL S TRUSTEE BOEN LIVINGSTON ROAD REALTY TRUST 24 LIVINGSTONE RD BROCKTON MA 02301 32024/2 01/04/2006			Living Units 6 Neighborhood 4633 Alternate ID 4 Vol / Pg 32024/2 District Zoning R2 Class APARTMENT						
Property Notes									
<div><p>103-024 03/16/2020</p></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	U	6.00		150,000					
Total Acres: .3213 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		150,000	150,000	150,000	139,200				
Building		386,200	390,100	386,200	401,200				
Total		536,200	540,100	536,200	540,400				
Manual Override Reason									
Value Flag		INCOME APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
03/11/14	B59564	6,000	BLDG	Strip/Reroof	100				
10/18/05	45243	120,742	BLDG	34 X 30 S Fam H	0				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/04/06		Land + Bldg	Transfer Of Convenience	32024/2		BOEN CARL S TRUSTEE			

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1860 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 6
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		6	6		1
2	Porch, Open		4	14		1
2	Porch, Enclosed		9	9		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	B1	B1	100	2,074	246	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	2,140	258	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	1,408	174	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,074	Support Area		45	17,480
2	2,140	Apartment		60	208,300
3	1,408	Apartment		60	128,840

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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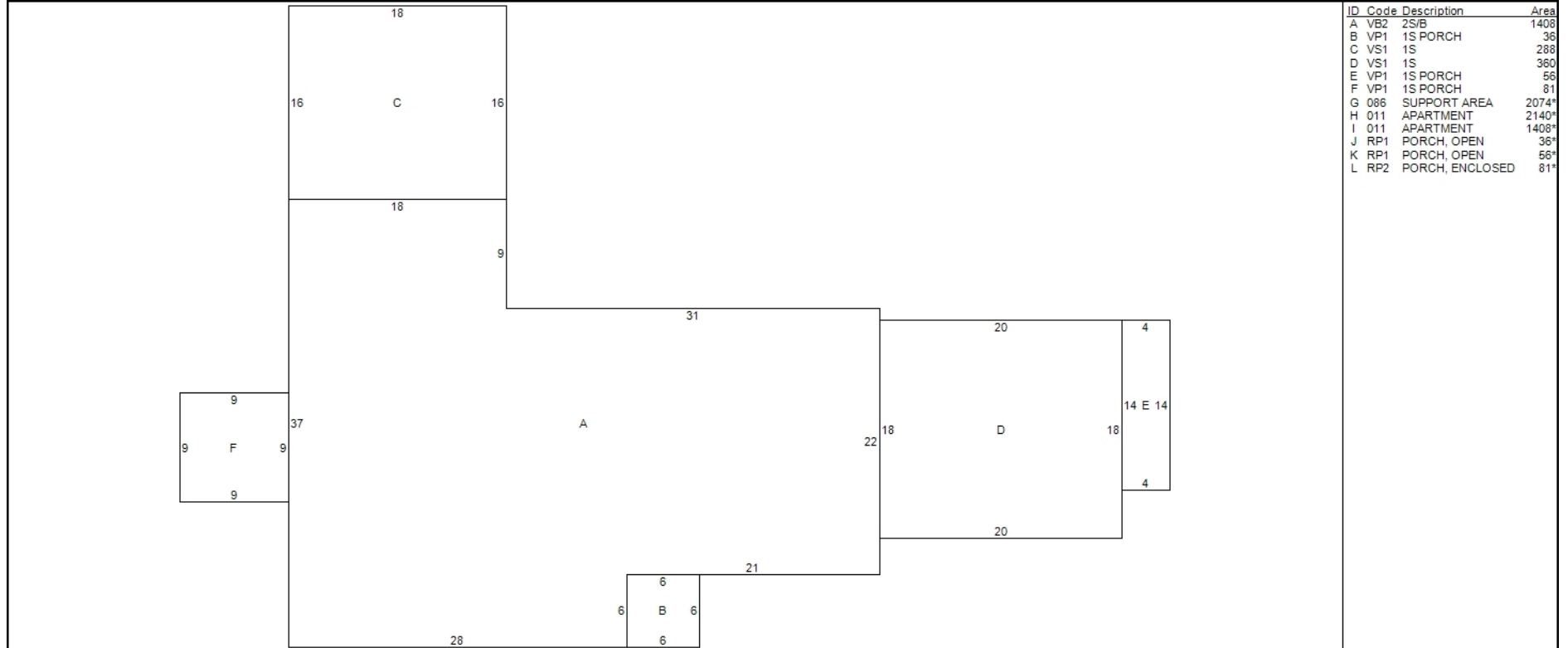
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Additional Property Photos



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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
00	S		Shell Income Use Group	0							0							
01	A	001	Apartments/Per Unit	6	3,548			72,900	5		0	69,255	40			27,702	27,702	41,553

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	3	1	10	3	34,200
2	011	Apartment	3	2	10	3	38,700

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,622
Replace, Cost New Less Depr	354,620
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	390,082
Value per SF	69.38

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	41,553
Capitalization Rate	0.077500
Sub total	536,168
Residual Land Value	
Final Income Value	536,168
Total Gross Rent Area	5,622
Total Gross Building Area	5,622