

Situs : 65 LIBBY ST	PARCEL ID: 155-126	Class : 342	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
KAY HOWARD H TR RONALD J SUNOG TR 65 LIBBY ST BROCKTON MA 02302 12293/00198	Living Units Neighborhood 451 Alternate ID 9 Vol / Pg 12293/00198 District Zoning C5 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	20,150		214,110
Total Acres: .4626 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	214,100	214,100	214,100	203,900
Building	143,800	161,900	143,800	154,000
Total	357,900	376,000	357,900	357,900
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12293/198						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1960 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA BROCKTON
PEDIATRICS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		126	1		1
2	Monitor Roof		352	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	B1	B1	100	1,746	176	Dw g Conv-Office	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3
2	01	01	100	1,746	176	Dw g Conv-Office	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	1,746	Dw g Conv-Office		45	63,190
2	1,746	Dw g Conv-Office		45	83,580

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970			1	11,000		3 3	15,100

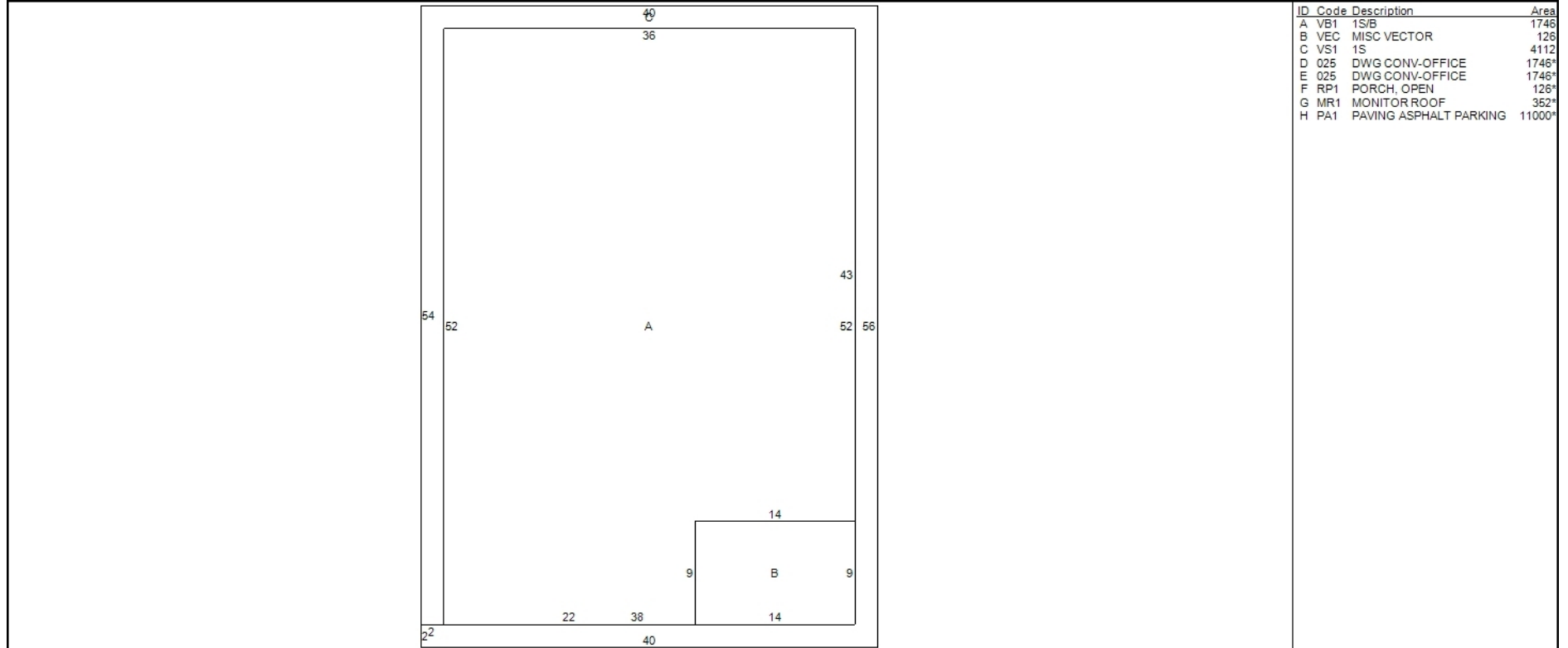
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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	003	Converted & Multi Office	0	3,492	12.00	140	58,666	12.5		0	51,333	30	80		12,320	12,320	39,013

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	3,492
								Replace, Cost New Less Depr	146,770
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	146,770
								Value per SF	42.03

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	39,013
								Capitalization Rate	0.109000
								Sub total	357,917
								Residual Land Value	
								Final Income Value	357,917
								Total Gross Rent Area	3,492
								Total Gross Building Area	3,492