

Situs : 61 LIBBY ST

PARCEL ID: 155-127

Class : 955

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON HOSPITAL INC
680 CENTRE ST
BROCKTON MA 02302
44047/338

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 9-1
Vol / Pg 44047/338
District
Zoning C5
Class EXEMPT



155-127 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	16,980		194,810
Total Acres: .3898 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	194,800	194,800	194,800	185,500
Building	275,500	275,500	108,800	237,800
Total	470,300	470,300	303,600	423,300
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
01/28/16	RH	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/07/10	52660	2,500	BLDG Handicap Ramp	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/14	325,000	Land + Bldg	To/From Exempt Org	44047.33		
01/25/07	350,000	Land + Bldg	Outlier-Written Desc Needed	34022/161		
12/27/00		Land + Bldg	Transfer Of Convenience	19209/270		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1967 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA NECC
CHIROPRACTIC & RI

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		17	5		1
2	Porch, Enclosed		15	7		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	2,251	210	Dw g Conv-Office	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	3
2	01	01	100	2,251	210	Dw g Conv-Office	10	Masonry & I	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,251	Dw g Conv-Office		50	97,770
2	2,251	Dw g Conv-Office		60	159,850

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1967			1	13,000		3 3	17,840

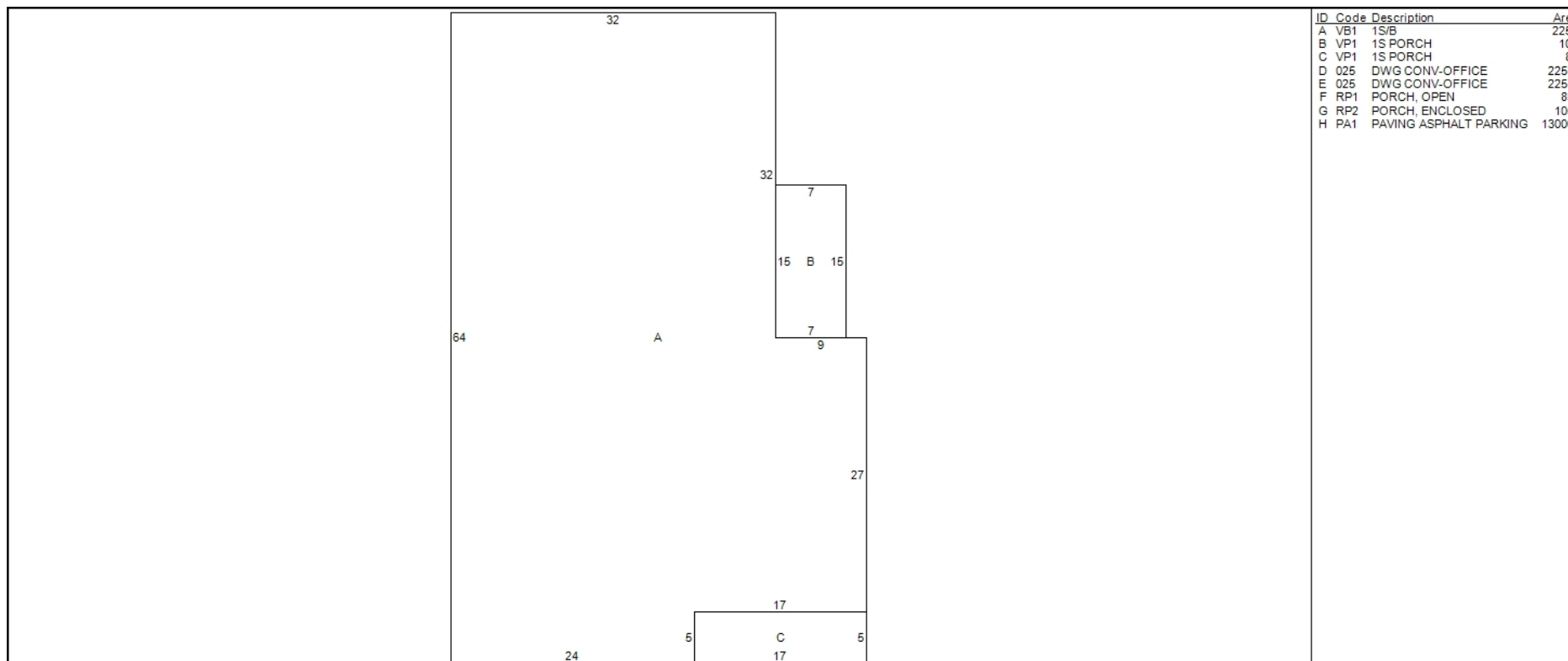
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Additional Property Photos



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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	4,502	12.00		54,024	12.5		0	47,271	30			14,181	14,181	33,090

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	4,502
								Replace, Cost New Less Depr	257,620
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	257,620
								Value per SF	57.22

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	33,090
		Capitalization Rate	0.109000
		Sub total	303,578
		Residual Land Value	
		Final Income Value	303,578
		Total Gross Rent Area	4,502
		Total Gross Building Area	4,502