BROCKTON

Situs: 51 LIBBY ST

PARCEL ID: 155-128

Class: 342

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

MORRIS ANDREA P TRUSTEE ANDREA P MORRIS REV TRUST 51 LIBBY ST BROCKTON MA 02302 43321/157 07/09/2013 GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 8
Vol / Pg 43321/157

District Zoning

C5

Class COMMERCIAL



155-128 03/18/2020

Property Notes

		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary	SF	6,124		128,700

Total Acres: .1406

Spot:

Location:

Assessment Information											
	Appraised	Cost	Income	Prior							
Land Building	128,700 71,400	128,700 71,400	128,700 -57,300	122,500 63,800							
Total	200,100	200,100	71,400	186,300							

Value Flag COST APPROACH Gross Building:

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

	Entrance Information											
Date	ID	Entry Code	Source									

			Permit Information					
Date Issued	Number	Price	Purpose	!	% Complete			
06/18/98	29074	1,200	BLDG	Reroof	100			

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
07/09/13	Land + Bldg	Transfer Of Convenience	43321/157							



COMMERCIAL PROPERTY RECORD CARD 2021

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Building Information

Year Built/Eff Year 1952 /
Building # 1
Structure Type | Residential 1 Family |
Identical Units | Total Units |
Grade | # Covered Parking |
Uncovered Parking |
DBA | THOMAS |
A.MORRIS III,M.D.

	Building Other Features											
Lit	ne Туре	+/-	Meas1 Me	eas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units				
2	Enclosed Entry		5	5	1							
2	Porch, Open		4	4	1							

	Interior/Exterior Information															
Li	ine	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plum bing	Physical	Functional
1		B1	B1	100	884	120	Support Area	7	None	Wood Frame/Joist/B	Below Norma	None	None	Normal	4	4
2		01	01	100	884	120	Dw g Conv-Offic	e 8	Frame	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	884 Support Area	60	10,620									
2	884 Dw g Conv-Office	60	54,640									

				Outbuild	ing Data			
Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade Phy	Fun Value
1	Asph Pav	1986	1	4,500	1	4,500	3	3 6,180

tyler clt division

COMMERCIAL PROPERTY RECORD CARD 2021

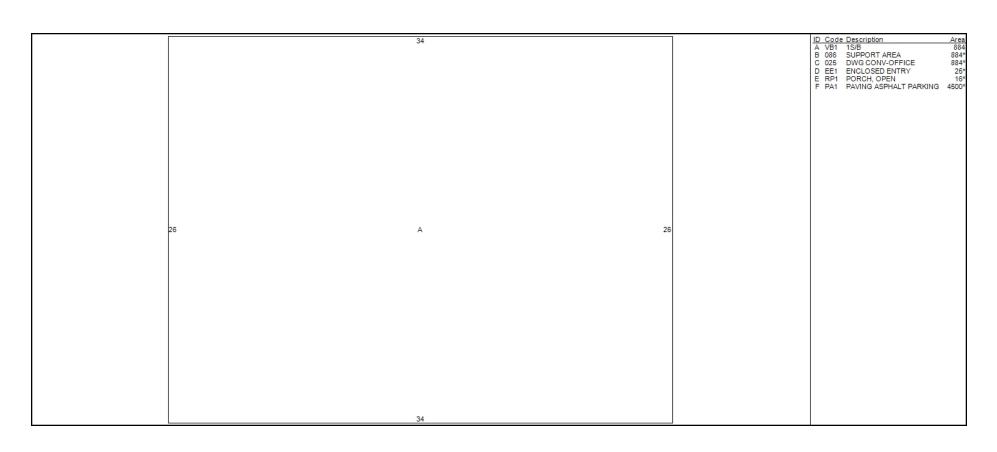
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Addtional Property Photos





COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Income Summary (Includes all Building on Parcel) Total Net Income

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

6,497

0.091000

71,396

71,396

1,768

1,768

Card: 1 of 1 Printed: October 29, 2020 Situs: 51 LIBBY ST Class: 342 Parcel Id: 155-128

Income Detail (Includes all Buildings on Parcel)																	
		c Model odDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective E Gross M Income	•	•	•		Total Expenses	Net Operating Income
00 S 24 S		Shell Income Use Grou 3 Converted & Multi Office	•		12.00		10,608	12.5		0 0	9,282	30			2,785	2,785	6,497

		Building Cost Detail - Buildin	g 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income			
									Total Gross Building Area	1,768
									Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	65,260 100 1 65,260
									Value per SF	36.91

Notes - Building 1 of 1