

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

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,124		128,700
Total Acres: .1406 Spot: Location:				

Assessment Information

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

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		

Inspection Witnessed By _____

Situs : 51 LIBBY ST

Parcel Id: 155-128

Class: 342

Card: 1 of 1

Printed: October 29, 2020

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Enclosed Entry		5	5		1
2	Porch, Open		4	4		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	884	120	Support Area	7	None	Wood Frame/Joist/B	Below Normal	None	None	Normal	4	4
2	01	01	100	884	120	Dw g Conv-Office	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

Outbuilding Data

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

Situs : 51 LIBBY ST

Parcel Id: 155-128

Class: 342

Card: 1 of 1

Printed: October 29, 2020

	<div>34</div> <div>26</div> <div>A</div> <div>26</div> <div>34</div>		<table> <tr> <th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr> <tr> <td>A</td><td>VB1</td><td>1S/B</td><td>884</td></tr> <tr> <td>B</td><td>086</td><td>SUPPORT AREA</td><td>884*</td></tr> <tr> <td>C</td><td>025</td><td>DWG CONV-OFFICE</td><td>884*</td></tr> <tr> <td>D</td><td>EE1</td><td>ENCLOSED ENTRY</td><td>25*</td></tr> <tr> <td>E</td><td>RP1</td><td>PORCH, OPEN</td><td>16*</td></tr> <tr> <td>F</td><td>PA1</td><td>PAVING ASPHALT PARKING</td><td>4500*</td></tr> </table>	ID	Code	Description	Area	A	VB1	1S/B	884	B	086	SUPPORT AREA	884*	C	025	DWG CONV-OFFICE	884*	D	EE1	ENCLOSED ENTRY	25*	E	RP1	PORCH, OPEN	16*	F	PA1	PAVING ASPHALT PARKING	4500*
ID	Code	Description	Area																												
A	VB1	1S/B	884																												
B	086	SUPPORT AREA	884*																												
C	025	DWG CONV-OFFICE	884*																												
D	EE1	ENCLOSED ENTRY	25*																												
E	RP1	PORCH, OPEN	16*																												
F	PA1	PAVING ASPHALT PARKING	4500*																												

Additional Property Photos



Situs : 51 LIBBY ST	Parcel Id: 155-128	Class: 342	Card: 1 of 1	Printed: October 29, 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
00	S		Shell Income Use Group	0							0							
24	S	003	Converted & Multi Office	0	884	12.00		10,608	12.5		0	9,282	30			2,785	2,785	6,497

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	1,768
								Replace, Cost New Less Depr	65,260
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	65,260
								Value per SF	36.91

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	6,497
								Capitalization Rate	0.091000
								Sub total	71,396
								Residual Land Value	
								Final Income Value	71,396
								Total Gross Rent Area	1,768
								Total Gross Building Area	1,768