

Situs : 41 LIBBY ST

PARCEL ID: 155-130

Class : 342

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON HOSPITAL INC
680 CENTRE ST
BROCKTON MA 02302
LC/109028 05/12/2006

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 6
Vol / Pg LC/109028
District
Zoning C5
Class COMMERCIAL

Property Notes



155-130 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.9490			873,670
Total Acres: 2.949 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	873,700	873,700	873,700	832,100
Building	10,547,700	10,159,400	10,547,700	10,751,600
Total	11,421,400	11,033,100	11,421,400	11,583,700
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
04/03/18	H&P	Field Review	Other
12/28/16	P&H	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/30/18	BPA 18 347	40,000	NEW CONSTR	
08/01/17	O65119	0	NEW CONSTR	35,000 Sf Medical Office Building 100
12/19/16	66056	2,380,504	OTHER	Interior Tenant Fit Up 100
12/15/16	66048	228,685	HVAC	100
07/25/16	65119	4,783,350	NEW CONSTR	Medical Office Building 100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/19/18	1	Land + Bldg	Transfer Of Convenience	LC/127775	Quit Claim	BROCKTON HOSPITAL INC
05/12/06	1,625,000	Land + Bldg	To/From Exempt Org	LC/109028		BROCKTON HOSPITAL INC
09/30/99	4,097,330	Land + Bldg	Valid Sale	LC/96274		
09/09/99		Land + Bldg				
11/01/85	1,685,000	Land + Bldg	Intra-Corporate			

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 2016 /
Building # 1
Structure Type Medical Office Bldg
Identical Units 1
Total Units
Grade A+
Covered Parking
Uncovered Parking
DBA ONCOLOGY
CENTER

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Sprinkler Sys Dry		1	53,538		1							
1	Elevator Electric Pasngr		2,000	120	3	4							
1	Elevator Electric Freight		4,000	120	3	1							
1	Cooler-Chiller		20	10		3							

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	01	01	100	17,846	546	Medical Center	10	Brick Or Stc	Fire Proof	Above Norm	Hot Air	Central	Above No	4	4
2	02	02	100	17,846	546	Medical Center	10	Brick Or Stc	Fire Proof	Above Norm	Hot Air	Central	Above No	4	4
3	B1	B1	100	17,846	546	Support Area	10	None	Fire Proof	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	17,846	Medical Center		93	5,529,020
2	17,846	Medical Center		93	3,521,430
3	17,846	Support Area		92	1,108,980

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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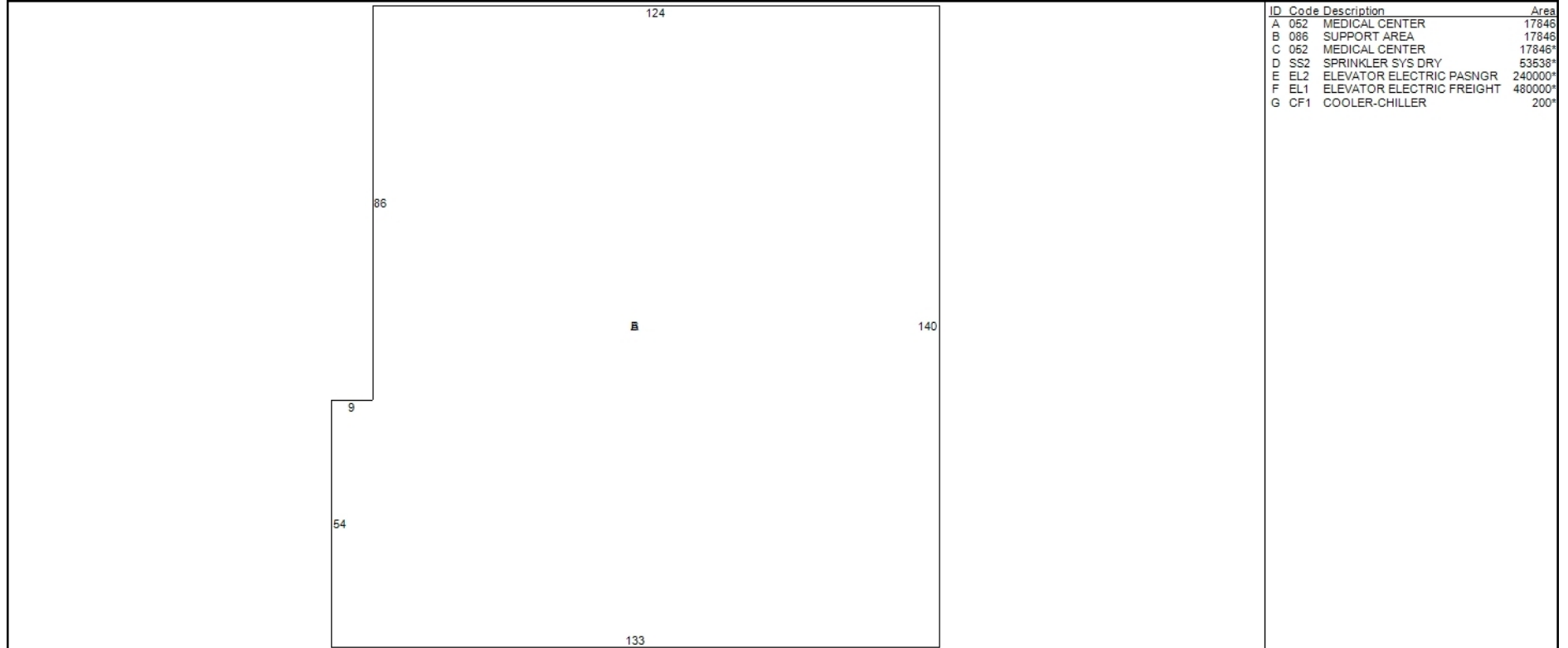
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ID	Code	Description	Area
A	052	MEDICAL CENTER	17846
B	086	SUPPORT AREA	17846
C	052	MEDICAL CENTER	17846*
D	SS2	SPRINKLER SYS DRY	53538*
E	EL2	ELEVATOR ELECTRIC PASNGR	240000*
F	EL1	ELEVATOR ELECTRIC FREIGHT	480000*
G	CF1	COOLER-CHILLER	200*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	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
00	S	Shell Income Use Group	0	17,846						0							
10	S	001 Medical Office	0	35,692	16.00	275	1,570,448	5		0	1,491,926	20			298,385	298,385	1,193,541

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	53,538
								Replace, Cost New Less Depr	10,159,430
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	10,159,430
								Value per SF	189.76

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	1,193,541
								Capitalization Rate	0.104500
								Sub total	11,421,445
								Residual Land Value	
								Final Income Value	11,421,445
								Total Gross Rent Area	35,692
								Total Gross Building Area	53,538