

Situs : LIBBY ST

PARCEL ID: 155-134

Class : 391

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON PROPERTY HOLDING LLC
623 CENTRE ST
BROCKTON MA 02302
44447/130 06/23/2014

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 2
Vol / Pg 44447/130
District
Zoning C2
Class COMMERCIAL



Property Notes

PARKING AREA W/FENCE

Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	SF	9,718		59,180
Total Acres: .2231 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	59,200	59,200	0	56,400
Building	2,300	2,300	0	1,900
Total	61,500	61,500	0	58,300
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
01/08/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/23/14	60,000	Land Only	Outlier-Written Desc Needed	44447/130		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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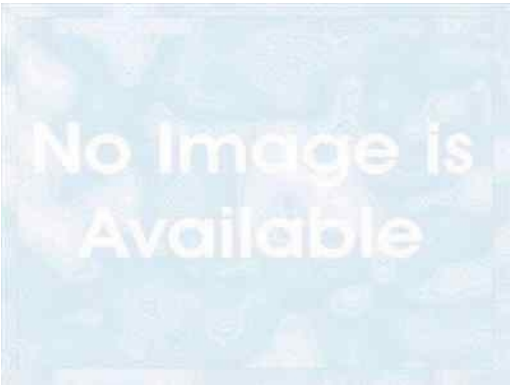
Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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1	Fence	1960	1	1,200	1	1,200		3 3	2,310
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			