

Situs : 15 ALLEN ST R

PARCEL ID: 111-004R

Class: 316

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

PERRY ISABEL
287 ROCKLAND ST
BROCKTON MA 02301
22592/216 08/08/2002

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 379 MAIN
Vol / Pg 22592/216
District
Zoning C2
Class COMMERCIAL



111-004R 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	SF	5,675		28,600
Total Acres: .1303 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	28,600	28,600	28,600	27,200
Building	23,800	23,800	67,600	21,400
Total	52,400	52,400	96,200	48,600
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
09/10/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/12/04	42228	800	BLDG Rep Window s	0
01/08/04	41045 &	0	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/08/02	220,000	Land + Bldg	Sale Of Portion/Other Comm	22592/216		PERRY ISABEL

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1950 /
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade D
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
1	01	01	100	2,040	188	Warehouse	12	Metal, Sand	Wood Frame/Joist/B	Below Norm	Unit Heat	None	Below No	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,040	Warehouse		30	23,780

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Additional Property Photos



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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
12	S	001	Warehouse	0	2,040	5.00		10,200	15		0	8,670	15			1,301	1,301	7,369

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	2,040
								Replace, Cost New Less Depr	23,780
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	23,780
								Value per SF	11.66

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	7,369
								Capitalization Rate	0.109000
								Sub total	67,606
								Residual Land Value	28,600
								Final Income Value	96,206
								Total Gross Rent Area	2,040
								Total Gross Building Area	2,040