

Situs : 49 ALLEN ST

Parcel ID: 111-028

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PONTE DAVID

SANDRA M PONTE

C/O LAFAYETTE PARK LLC

30 WHEATON COURT

SWANSEA MA 02777

GENERAL INFORMATION

Living Units3

Neighborhood90

Alternate ID7


Vol / Pg15142/216

District

ZoningC2

ClassResidential

Property Notes



111-028 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	3,821			73,790

Total Acres: .0877

Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	73,800	73,800	0	70,200
Building	333,200	339,100	0	288,400
Total	407,000	412,900	0	358,600

Manual Override Reason

Base Date of Value1/1/2020

Effective Date of Value1/1/2020

Value FlagMARKET APPROACH

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
07/03/20	980	19,500	EXTERIOR	R W S	
12/01/15	B63635	0	BLDG	Vinyl Siding; None Found At Drive	0
12/21/06	478877	12,000	BLDG	Demo & Instl Ro	0
03/21/03	B39096	3,000	BLDG	Deck	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/97	77,200	Land + Bldg	Family Sale	15142/216		PONTE DAVID

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Dwelling Information			
Style	3 Fam Flat	Year Built	1900
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

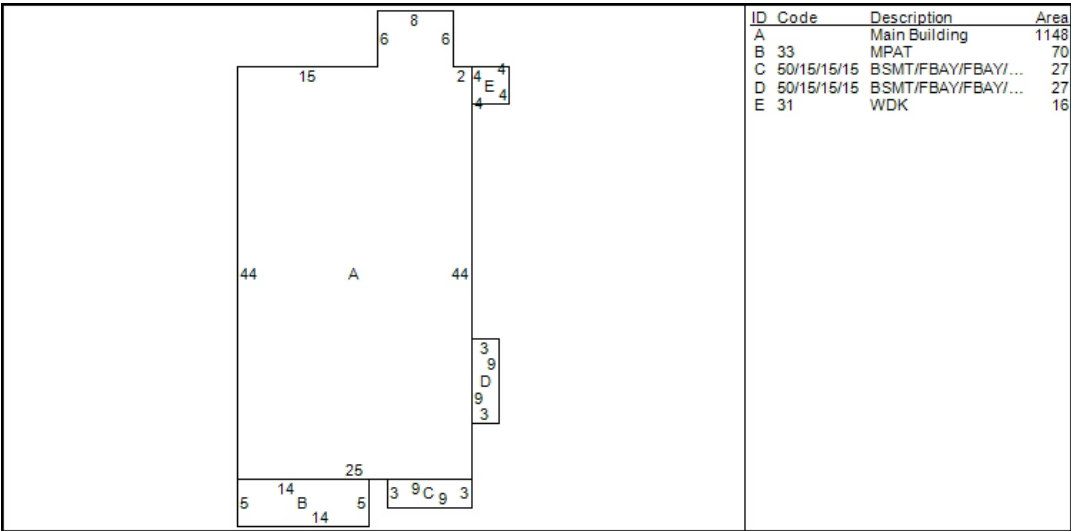
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	577,292	% Good	45
Plumbing	19,574	% Good Override	
Basement	24,076	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	620,940	Additions	31,730

Ground Floor Area	1,148	Dwelling Value	339,090
Total Living Area	3,606		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		33			410	
2	50	15	15	15	15,480	
3	50	15	15	15	15,480	
4		31			360	