

<b>Situs : 43 ALLEN ST</b>	<b>Parcel ID: 111-029</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO TONY MARIA MONTEIRO C/O JOSHUA T MONTEIRO 43 ALLEN ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 8 Vol / Pg 09817/00046 District Zoning C2 Class Residential

Property Notes



Land Information				
Type		Size	Influence Factors	Influence % Value
	SF	7,000		78,400
	SF	511		370
Total Acres: .1724 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,800	78,800	0	73,800
Building	314,100	332,600	0	256,200
Total	392,900	411,400	0	330,000
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other
10/09/14	DR	Not At Home	Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/19/15	B63286	2,800	BLDG Int Repairs	100
10/30/14	B61086	2,000	BLDG Frame Porch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/90	139,900	Land + Bldg	Valid Sale	9817/46		

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**Class: Tw o-Family**

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## Dwelling Information

Style	Tw o Family	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Yellow	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	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

### Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

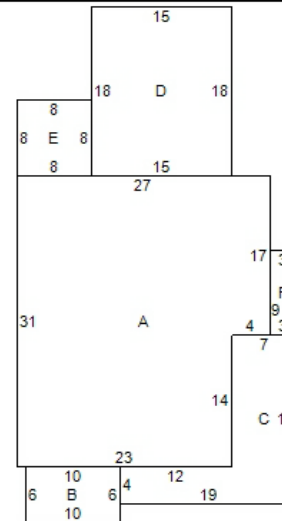
## Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
% Complete	10	% Good Ovr

## Dwelling Computations

Base Price	299,201	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,717	Functional	
Heating	0	Economic	
Attic	8,060	% Complete	
Other Features	10,133	C&D Factor	10
		Adj Factor	1
Subtotal	345,900	Additions	96,660
Ground Floor Area	781		
Total Living Area	1,923	Dwelling Value	332,560

## Building Notes



ID	Code	Description	Area
A		Main Building	781
B	50/15	BSMT/FBAY	60
C	12	EFP	174
D	50/10/17	BSMT/1SFR/50FR	270
E	10	1SFR	64
F	50/10	BSMT/1SFR	27

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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### 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	Line #	Low	1st	2nd	3rd	Value
1	50	15			13,020	5	50	10			8,250
2		12			6,880						
3	50	10	17		56,920						
4		10			11,590						