

Situs : 37 ALLEN ST

Parcel ID: 111-030

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VERNON GARNETT
37 ALLEN ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 90
Alternate ID 9
Vol / Pg 52153/61
District
Zoning C2
Class Residential

Property Notes



111-030 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,776			78,080

Total Acres: .1556
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	517,100	635,900	0	351,400
Total	595,200	714,000	0	424,700

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
10/22/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/13/99	31579	1,000	BLDG Rem 1 Kit & 2 W	100

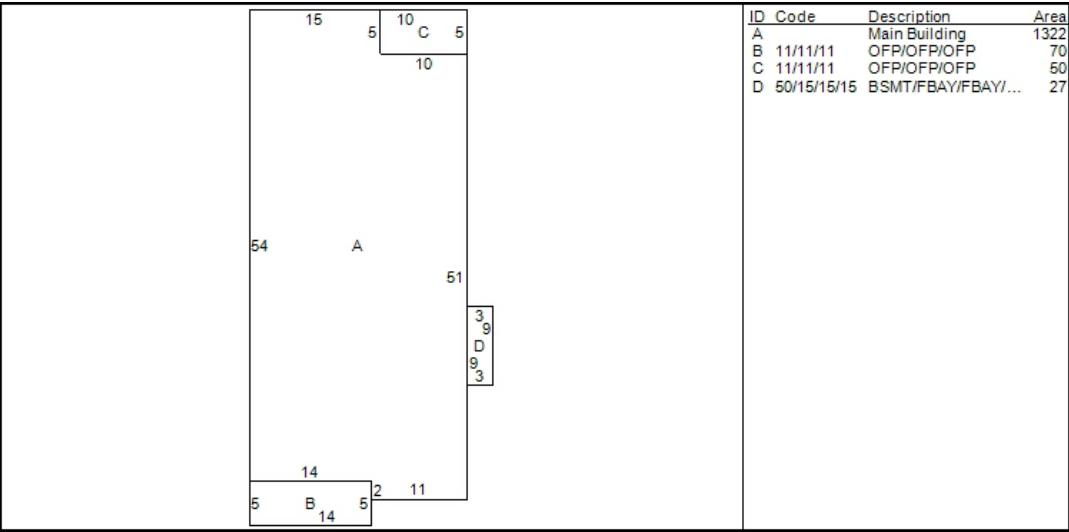
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/27/19	635,000	Land + Bldg	Valid Sale	52153/61	Quit Claim	VERNON GARNETT
07/20/09	1	Land + Bldg	Family Sale	37509/90		HAMPSON FERNANDA
01/26/09	160,000	Land + Bldg	Sale After Foreclosure	36722/21		
02/26/08	310,250	Land + Bldg	Repossession	35643/340		
01/03/03	340,000	Land + Bldg	Valid Sale	24105/330		
03/02/00		Land + Bldg	Transfer Of Convenience	18322/140		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1920
Story height	3	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	6
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	18		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	590,915	% Good	82
Plumbing	45,311	% Good Override	
Basement	24,644	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	660,870	Additions	39,780
Ground Floor Area	1,322		
Total Living Area	4,047	Dwelling Value	635,890

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		11	11	11	7,630	
2		11	11	11	6,070	
3	50	15	15	15	26,080	