

Situs : 29 ALLEN ST

PARCEL ID: 111-031

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

HAMPSON FERNANDA
29 ALLEN ST
BROCKTON MA 02301
41539/213 06/20/2012

GENERAL INFORMATION

Living Units 6
Neighborhood 4742
Alternate ID 10
Vol / Pg 41539/213
District
Zoning C2
Class APARTMENT



111-031 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	6.00		138,000
Total Acres: .1126 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	138,000	138,000	138,000	95,600
Building	289,600	296,100	289,600	335,200
Total	427,600	434,100	427,600	430,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME 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
03/23/15	B61758	500	BLDG Furnace Grille	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/12		Land + Bldg	Transfer Of Convenience	41539/213		HAMPSON FERNANDA
05/20/10	165,000	Land + Bldg	Outlier-Written Desc Needed	38542/176		
03/18/10		Land + Bldg	Transfer Of Convenience	38336/302		
03/18/10	111,000	Land + Bldg	Sale After Foreclosure	38336/297		
03/18/08	306,000	Land + Bldg	Repossession	35735/334		
02/19/03	340,000	Land + Bldg	Valid Sale	24229/174		

Inspection Witnessed By _____

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Building Information		
Year Built/Eff Year	1920 /	
Building #	1	
Structure Type	Residential 4 Family	
Identical Units	1	
Total Units	6	
Grade	C+	
# Covered Parking		
# Uncovered Parking		
DBA		

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	B1	B1	100	1,325	170	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,325	170	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	03	100	1,325	170	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

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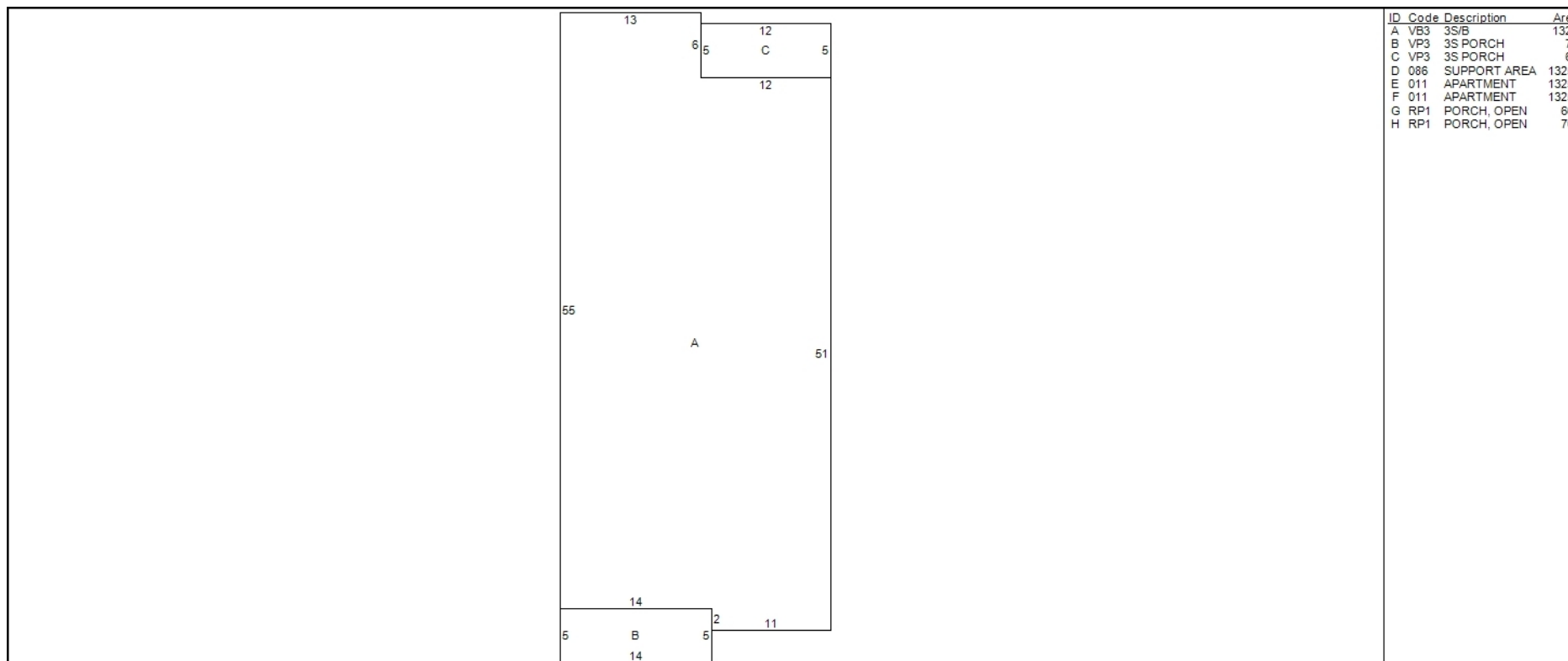
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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
00	S	Shell Income Use Group	0							0							
01	A	001 Apartments/Per Unit	6	3,975		85	58,140	5		0	55,233	40			22,093	22,093	33,140

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	1	10	6	11,400	68,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,300
Replace, Cost New Less Depr	296,060
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	296,060
Value per SF	55.86

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	33,140
Capitalization Rate	0.077500
Sub total	427,613
Residual Land Value	
Final Income Value	427,613
Total Gross Rent Area	5,300
Total Gross Building Area	5,300