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|----------------------------|---------------------------|----------------------------|--------------|---------------------------|
| Situs : 27 ALLEN ST | Parcel ID: 111-032 | Class: Three-Family | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|----------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|--|
| AL-MUMMET TRUST C/O JOSE A PEREIRA 25 MALVERN RD BROCKTON MA 02301 | Living Units 3 Neighborhood 90 Alternate ID 11 Vol / Pg 34267/112 District Zoning C2 Class Residential |

| Property Notes |
|----------------|
| |



| Land Information | | | | |
|---------------------------------------|-------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| SF | 5,050 | | | 75,570 |
| Total Acres: .1159 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 75,600 | 75,600 | 0 | 71,500 |
| Building | 391,400 | 430,000 | 0 | 334,400 |
| Total | 467,000 | 505,600 | 0 | 405,900 |
| 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 |

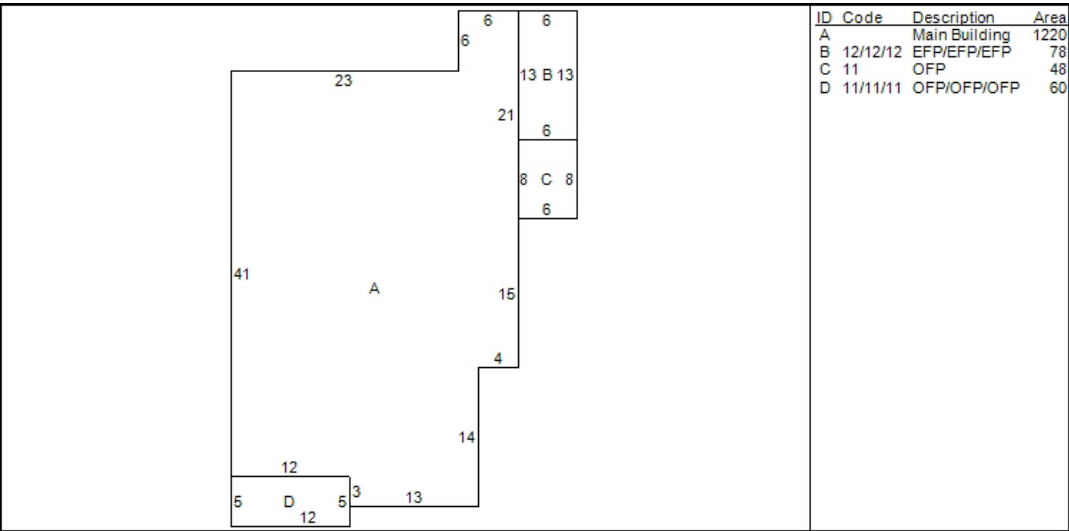
| Permit Information | | | | |
|--------------------|--------|--------|--------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 05/11/20 | 632 | 1,500 | REMODEL | |
| 06/12/97 | 27588 | 45,000 | BLDG Remodel House | 100 |

| Sales/Ownership History | | | | | |
|----------------------------|--------|-------------|---------------------------------|----------------|-----------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type |
| 03/21/07 | | Land + Bldg | Transfer Of Convenience | 34267/112 | |
| 07/25/01 | | Land + Bldg | Transfer Of Convenience | 20242/12 | |
| 01/04/01 | | Land + Bldg | Transfer Of Convenience | 19235/16 | |
| 06/09/97 | 35,900 | Land + Bldg | Changed After Asmt Date/B4 Sale | 15235/90 | |
| Grantee AL-MUMMET TRUST | | | | | |

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| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | 3 Fam Flat | Year Built | 1920 |
| Story height | 3 | Eff Year Built | |
| Attic | None | Year Remodeled | 1995 |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Tan | | |
| 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 | 4 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 16 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |
| Adjustments | | | |
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |
| Grade & Depreciation | | | |
| Grade | C | Market Adj | |
| Condition | Average | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 10 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 557,647 | % Good | 62 |
| Plumbing | 27,186 | % Good Override | |
| Basement | 23,257 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 608,090 | Additions | 15,320 |
| Ground Floor Area | 1,220 | | |
| Total Living Area | 3,660 | Dwelling Value | 430,040 |

| 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 | | 12 | 12 | 12 | 8,370 | |
| 2 | | 11 | | | 1,740 | |
| 3 | | 11 | 11 | 11 | 5,210 | |