

Situs : 17 ALLEN ST

Parcel ID: 111-037

Class : Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FRANCIS PERRY A
TEIXEIRA LENY P
17 ALLEN ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 13
Vol / Pg 28935/337
District
Zoning C2
Class Residential

Property Notes



111-037 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,700			76,520

Total Acres: .1309
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,500	76,500	0	72,100
Building	220,500	199,000	0	181,200
Total	297,000	275,500	0	253,300

Manual Override Reason

Value Flag MARKET APPROACH
Gross Building:
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other
07/22/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/23/18	69630	3,000	ROOF/NEW	100
12/15/97	25549	5,000	BLDG Remv/Rep Sheetr	40

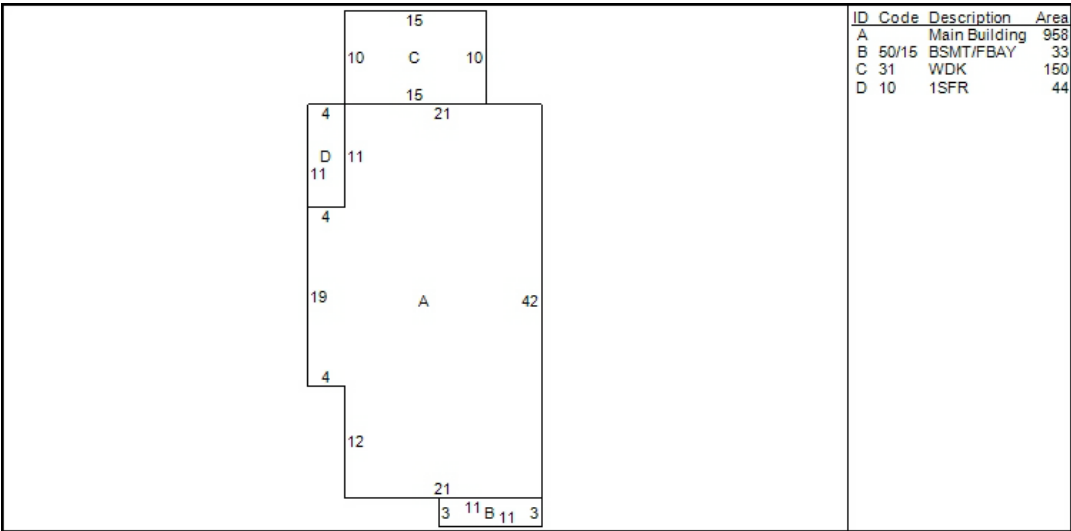
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/25/04	1	Land + Bldg	Transfer Of Convenience	28935/337		FRANCIS PERRY A
10/28/03	259,900	Land + Bldg	Valid Sale	26899/79		
08/06/02	150,000	Land + Bldg	Valid Sale	22576/177		
06/17/02		Land + Bldg	Transfer Of Convenience	22266/261		
06/04/02		Land + Bldg	Court Order/Decree	22200/9		
12/01/92	52,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Two Family	Year Built	1880
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
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	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	340,205	% Good	45
Plumbing	9,787	% Good Override	
Basement	21,282	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	371,270	Additions	15,170
Ground Floor Area	958		
Total Living Area	1,514	Dwelling Value	198,950

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	50	15			6,660	
2			31		1,760	
3		10			6,750	