

Situs : ALLEN ST

PARCEL ID: 111-043

Class : 391

Card: 1 of 1

Printed: October 29, 2020

## CURRENT OWNER

TSARHOPOLOUS PAUL  
TINA TSARHOPOLOUS  
34 ROCKLAND CR  
BROCKTON MA 02301  
27921/188 04/09/2004

## GENERAL INFORMATION

Living Units  
Neighborhood 474  
Alternate ID 1  
Vol / Pg 27921/188  
District  
Zoning C2  
Class COMMERCIAL



## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	SF	8,920		44,960
Total Acres: .2048 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	45,000	45,000	0	42,800
Building	0	0	0	0
Total	45,000	45,000	0	42,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST 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
-------------	--------	-------	---------	------------

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/09/04	40,000	Land Only	Outlier-Written Desc Needed	27921/188		TSARHOPOLOUS PAUL

Inspection Witnessed By \_\_\_\_\_

Situs : ALLEN ST

Parcel Id: 111-043

Class: 391

Card: 1 of 1

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year /  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

**Interior/Exterior Information**

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

**Situs : ALLEN ST**

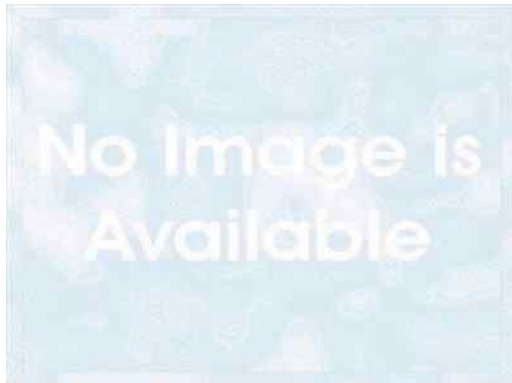
**Parcel Id: 111-043**

**Class: 391**

Card: 1 of 1

Printed: October 29, 2020

**Additional Property Photos**



Situs : ALLEN ST	Parcel Id: 111-043	Class: 391	Card: 1 of 1	Printed: October 29, 2020
------------------	--------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1			
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income				
								Total Gross Building Area			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			