

Situs : 26 ALLEN ST

PARCEL ID: 111-044

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

TSARHOPOULOS PAUL
& TINA TSARHOPOULOS
34 ROCKLAND CIRCLE
BROCKTON MA 02301
05458/00140

GENERAL INFORMATION

Living Units 8
Neighborhood 4742
Alternate ID 2
Vol / Pg 05458/00140
District
Zoning C2
Class APARTMENT



111-044 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	8.00		184,000
Total Acres: .1561 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	184,000	184,000	184,000	104,600
Building	401,800	414,500	401,800	480,100
Total	585,800	598,500	585,800	584,700
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
04/03/07	48254	4,000	BLDG 2 Stairw ays	0
02/22/07	48096	2,000	BLDG Low er Ceilings	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
5458/140						

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Residential 4 Family
Identical Units	1
Total Units	8
Grade	B-
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		12	14		1									
2	Porch, Open		5	10		1									

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	1,586	186	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,790	227	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	02	100	1,706	208	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
4	03	03	100	1,189	117	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,586	Support Area	45		13,860
2	1,790	Apartment	50		154,050
3	1,706	Apartment	50		136,440
4	1,189	Apartment	60		110,140

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

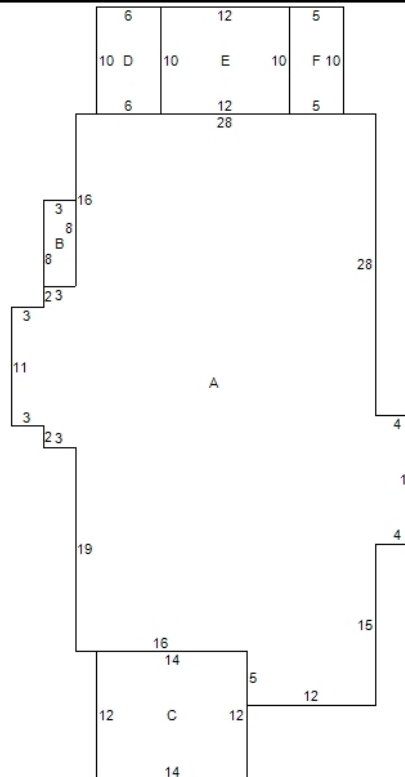
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ID	Code	Description	Area
A	VH2	2.5S/B	1586
B	VS1	1S	24
C	VP1	1S PORCH	168
D	VS1	1S	60
E	VS2	2S	120
F	VP1	1S PORCH	50
G	086	SUPPORT AREA	1586*
H	011	APARTMENT	1790*
I	011	APARTMENT	1706*
J	011	APARTMENT	1189*
K	RP1	PORCH, OPEN	168*
L	RP1	PORCH, OPEN	50*

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	8	4,685		90	79,650	5		0	75,668	40			30,267	30,267	45,401

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	3	0	\0	3	9,300	27,900
2	011 Apartment	4	1	\0	4	11,400	45,600
3	011 Apartment	1	3	\0	1	15,000	15,000

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,271
Replace, Cost New Less Depr	414,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	414,490
Value per SF	66.10

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	45,401
Capitalization Rate	0.077500
Sub total	585,819
Residual Land Value	
Final Income Value	585,819
Total Gross Rent Area	6,271
Total Gross Building Area	6,271