

Situs : 32 ALLEN ST	PARCEL ID: 111-045	Class: 111	Card: 1 of 1	Printed: November 13, 2020
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CURRENT OWNER	GENERAL INFORMATION
TSARHOPOULOS PAUL & KOSTANTINA TSARHOPOULOS 34 ROCKLAND CR BROCKTON MA 02301 05065/00290	Living Units 6 Neighborhood 4742 Alternate ID 3 Vol / Pg 05065/00290 District Zoning C2 Class APARTMENT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	6.00		138,000
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	138,000	138,000	138,000	106,600
Building	376,100	355,200	376,100	411,400
Total	514,100	493,200	514,100	518,000
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
5065/290						

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		5	21			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	1,741	242	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,741	242	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	02	100	1,782	226	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	1,120	122	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,741	Support Area		45	14,670
2	1,741	Apartment		50	142,010
3	1,782	Apartment		45	122,680
4	1,120	Apartment		45	75,800

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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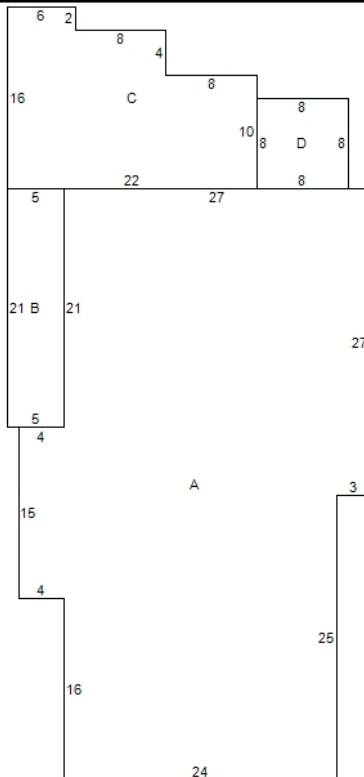
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ID	Code	Description	Area
A	VEC	MISC VECTOR	1389
B	VEC	MISC VECTOR	105
C	VB2	2S/B	288
D	VS1	1S	64
E	086	SUPPORT AREA	1741*
F	011	APARTMENT	1741*
G	011	APARTMENT	1782*
H	011	APARTMENT	1120*
I	RP1	PORCH, OPEN	105*

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	4,643			69,900	5		0	66,405	40			26,562	26,562	39,843

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	1	\0	5	11,400	57,000
2	011 Apartment	1	2	\0	1	12,900	12,900

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,384
Replace, Cost New Less Depr	355,160
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	355,160
Value per SF	55.63

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	39,843
Capitalization Rate	0.077500
Sub total	514,103
Residual Land Value	
Final Income Value	514,103
Total Gross Rent Area	6,384
Total Gross Building Area	6,384