

Situs : 42 ALLEN ST

Parcel ID: 111-046

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LEFORT GUERDA
42 ALLEN ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 4
Vol / Pg 42478/83
District
Zoning C2
Class Residential

Property Notes



111-046 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,120			77,120

Total Acres: .1405
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,600
Building	351,000	392,800	0	267,100
Total	428,100	469,900	0	339,700

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
07/23/03	40057	1,000	BLDG Ins Legal 2 Fam	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/12		Land + Bldg	Transfer Of Convenience	42478/83		LEFORT GUERDA
08/14/07		Land + Bldg	Transfer Of Convenience	34949/245		
08/08/03	353,000	Land + Bldg	Valid Sale	26111/069		
12/01/82	42,400	Land + Bldg				
09/01/81		Land + Bldg	Transfer Of Convenience			

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	484,975	% Good	62
Plumbing	9,787	% Good Override	
Basement	27,581	Functional	
Heating	0	Economic	
Attic	29,691	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	552,030	Additions	16,310
Ground Floor Area	1,389		
Total Living Area	3,228	Dwelling Value	392,790
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1389</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFF</td> <td>16</td> </tr> <tr> <td>C</td> <td>50/15</td> <td>BSMT/FBAY</td> <td>33</td> </tr> <tr> <td>D</td> <td>11/11</td> <td>OFF/OF</td> <td>80</td> </tr> <tr> <td>E</td> <td>12</td> <td>EFP</td> <td>20</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1389	B	11	OFF	16	C	50/15	BSMT/FBAY	33	D	11/11	OFF/OF	80	E	12	EFP	20
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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		11			930																												
2	50	15			9,180																												
3		11	11		4,770																												
4		12			1,430																												