

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs : 42 ALLEN ST Parcel ID: 111-046

CURRENT OWNER GENERAL INFORMATION

046 Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

LEFORT GUERDA
42 ALLEN ST
BROCKTON MA 02301

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		
Туре		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		

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

		Entrance Infor	mation
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
07/23/03	40057	1,000	BLDG	lns Legal 2 Fam	100

			Sales/Ownership History	
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 Transfer Date
 Price
 Type
 Validity

 12/31/12
 Land + Bldg
 Transfer Of Convenience

 08/14/07
 Land + Bldg
 Transfer Of Convenience

 08/08/03
 353,000
 Land + Bldg
 Valid Sale

 12/01/82
 42,400
 Land + Bldg
 Transfer Of Convenience

 09/01/81
 Land + Bldg
 Transfer Of Convenience

ValidityDeed ReferenceDeed TypeTransfer Of Convenience42478/83Transfer Of Convenience34949/245Valid Sale26111/069

Grantee LEFORT GUERDA



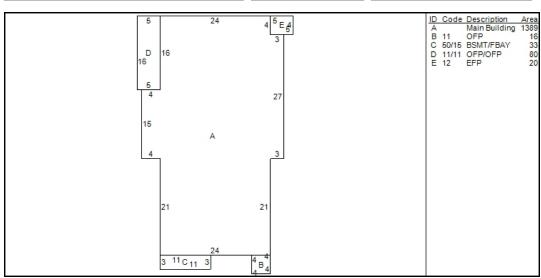
RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Situs: 42 ALLEN S	Г	Parcel Id: 11	1-046				
Dwelling Information							
Story height Attic Exterior Walls Masonry Trim	Style Two Family Story height 2 Attic Pt-Fin Exterior Walls Asbestos Masonry Trim x Color Yellow			1925 No			
		Basemei	•				
Basement FBLA Size Rec Rm Size	X	#	Car Bsmt Gar FBLA Type Rec Rm Type				
Heating	& Cooling		Fireplace	s			
Heat Type Fuel Type System Type	Oil		Stacks Openings Pre-Fab				
		Room Det	ail				
Bedrooms Family Rooms Kitchens Total Rooms	12		Full Baths Half Baths Extra Fixtures	2			
Kitchen Type Kitchen Remod	No		Bath Type Bath Remod	No			
		Adjustme	nts				
Int vs Ext Cathedral Ceiling		_	finished Area Inheated Area				
	Gr	ade & Depre	ciation				
Grade Condition CDU Cost & Design % Complete	C+ Average AVERAGE 10		Market Adj Functional Economic % Good Ovr				
	Dw e	elling Comp	utations				
Base Price Plumbing Basement Heating Attic Other Features	484,9 9,78 27,58 29,68	87 % (81 0 91	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor	10			
Subtotal	552,03	30	Additions	16,310			
Ground Floor Area Total Living Area	1,38 3,22		Owelling Value	392,790			
		Building No	ites				

Class: Two-Family Card: 1 of 1 Printed: October 28, 2020



	Outbuilding Data								
	Туре	Size 1	Size 2	Area	Qty	Yr Blt Gra	ade	Condition	Value
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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	