

Situs : 48 ALLEN ST	Parcel ID: 111-047	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GONCALVES JOAQUIM L 48 ALLEN ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 5 Vol / Pg 15526/3 District Zoning C2 Class Residential

Property Notes



111-047 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	354			260
Total Acres: .1688 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	406,000	439,400	0	342,300
Total	484,700	518,100	0	416,000
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
07/22/19	CP	Field Review	Other
10/09/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/18/18	69579	25,000	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/97	85,000	Land + Bldg	Valid Sale	15526		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath 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	444,784	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,295	Functional	
Heating	0	Economic	
Attic	43,569	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	533,220	Additions	62,680
Ground Floor Area	1,233		
Total Living Area	3,305	Dwelling Value	426,330
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Det Garage	1 x	828	828	1	1900	C	A	13,030			
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	Line #	Low	1st	2nd	3rd	Value
1	50	15	15		14,760	5		11			1,550
2			11		1,360						
3			11	10	23,620						
4	50	10			21,390						