

**Situs : 50 ALLEN ST**

**Parcel ID: 111-048**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

TEIXEIRA GEOVANY B  
50 ALLEN ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	3
Neighborhood	90
Alternate ID	5A
Vol / Pg	48337/105
District	
Zoning	C2
Class	Residential

## Property Notes



111-048 03/23/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
SF	4,243			74.400

Total Acres: .0974  
Spot:

Location:

### Entrance Information

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

### Assessment Information

	Appraised	Cost	Income	Prior
Land	74,400	74,400	0	70,600
Building	396,200	441,800	0	346,500
Total	470,600	516,200	0	417,100

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/18/05	45501	7,000	BLDG Strip & Reroof	0

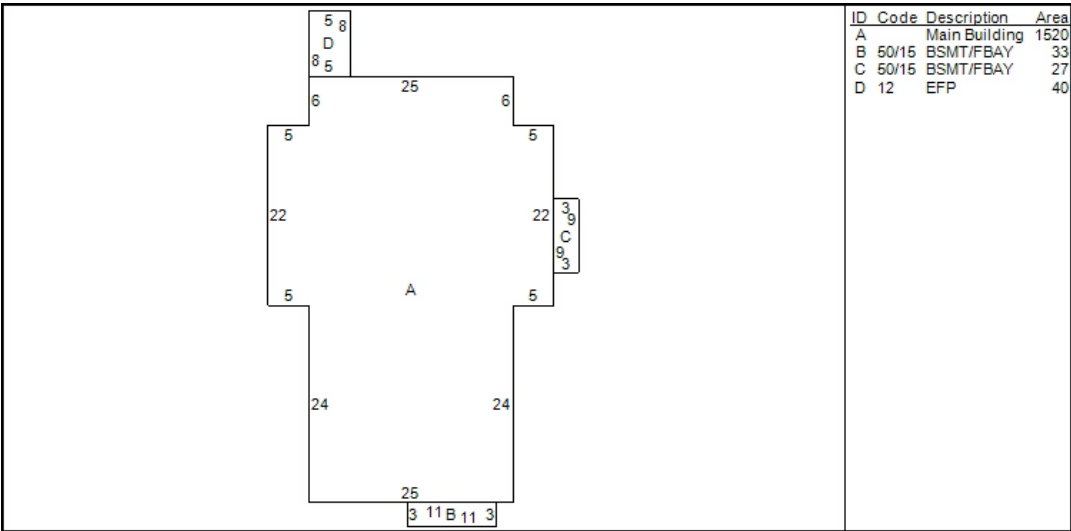
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/21/17	410,000	Land + Bldg	Valid Sale	48337/105	Quit Claim	TEIXEIRA GEOVANY B
08/10/12	8,000	Land + Bldg	Family Sale	41781/335		
01/30/98	83,000	Land + Bldg	Valid Sale	15852/255		
09/14/95		Land + Bldg		13828/00322		

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Dwelling Information			
<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1900
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Gray		
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	10	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	17	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	518,913	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	29,511	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	50,831	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	618,830	<b>Additions</b>	19,720
<b>Ground Floor Area</b>	1,520		
<b>Total Living Area</b>	3,708	<b>Dwelling Value</b>	441,760

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15			9,180	
2	50	15			8,250	
3		12			2,290	