

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



111-048 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	4,243			74,400

Total Acres: .0974
Spot:

Location:

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

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

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
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

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	Gray		

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	10	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	17	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

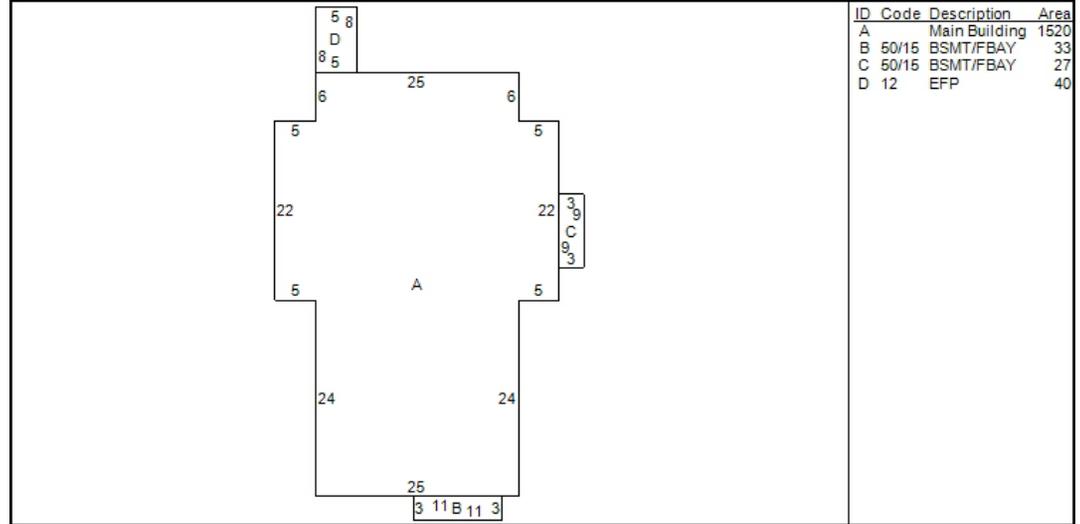
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	518,913	% Good	62
Plumbing	19,574	% Good Override	
Basement	29,511	Functional	
Heating	0	Economic	
Attic	50,831	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	618,830	Additions	19,720
Ground Floor Area	1,520		
Total Living Area	3,708	Dwelling Value	441,760

Building Notes



Outbuilding Data

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

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	50	15			9,180
2	50	15			8,250
3		12			2,290