

Situs : 52 ALLEN ST	Parcel ID: 111-049	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BIEN AIME LOUNA 52 ALLEN ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 68-1MONTELLO Vol / Pg 49479/97 District Zoning C2 Class Residential
Property Notes	



111-049 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,373			73,140
Total Acres: .0774				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,100	73,100	0	69,700
Building	216,800	219,800	0	209,500
Total	289,900	292,900	0	279,200
Manual Override Reason				
			Base Date of Value	1/1/2020
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other
10/18/05	FB	Unimproved	Other

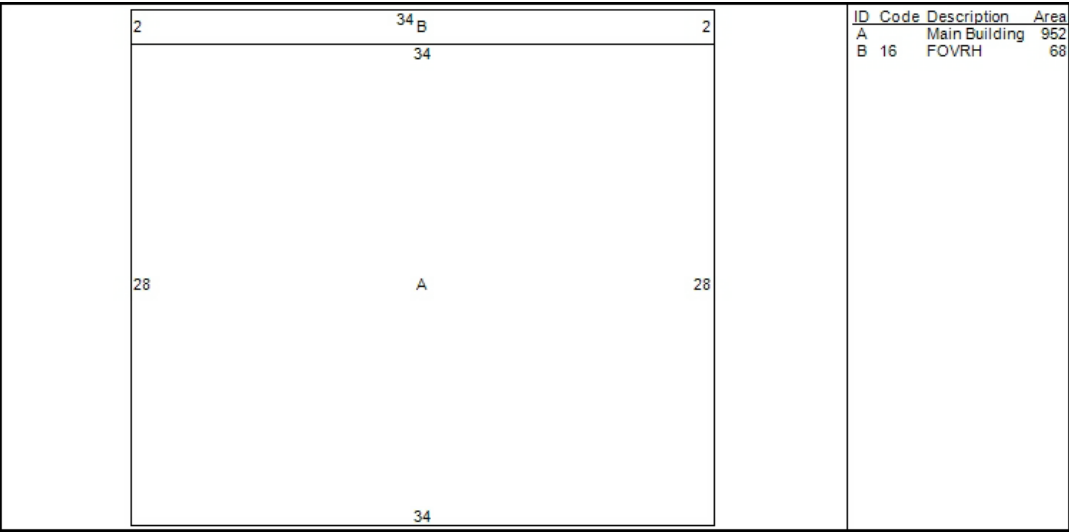
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/14/05	43561	108,000	BLDG 34 X 28 F/B Spl	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/06/18	261,000	Land + Bldg	Repossession	49479/97	Quit Claim	BIEN AIME LOUNA
04/25/17	140,788	Land + Bldg	Repossession	48346/89	Warranty Deed	HIGHLAND FINANCIAL
12/09/16	174,720	Land + Bldg	Repossession	47856/314	Foreclosure	US BANK NATL ASSC
02/03/05	5,000	Land Only	Outlier-Written Desc Needed	29948/350		

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Dwelling Information			
Style	F To B Splt	Year Built	2005
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	Typical
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	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type	Modern	Bath Type	Modern
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	209,251	% Good	87
Plumbing	9,062	% Good Override	
Basement	9,818	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	247,880	Additions	4,090
Ground Floor Area	952		
Total Living Area	1,420	Dwelling Value	219,750

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			16		4,090	