


<b>Situs : 47 ALLEN ST</b>	<b>Parcel ID: 111-076</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
HONEYBEE FINANCIAL LLC C/O LYDIA TSOURIDIS PO BOX 141 CANTON MA 02021	Living Units    3 Neighborhood   90 Alternate ID    7-1 Vol / Pg        51994/227 District Zoning           C2 Class            Residential

**Property Notes**

VAC&ABAN



111-076 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,529			73,370
<div> <div>Total Acres: .081</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,400	73,400	0	69,900
Building	390,100	403,600	0	320,400
Total	463,500	477,000	0	390,300
Manual Override Reason				
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information				
Date	ID	Entry Code	Source	
08/20/20	GL	Field Review	Other	
12/31/19	CP	Field Review	Other	
08/07/19	CP	Field Review	Other	
07/22/19	CP	Field Review	Other	
10/22/02	BM	Entry Gained	Owner	

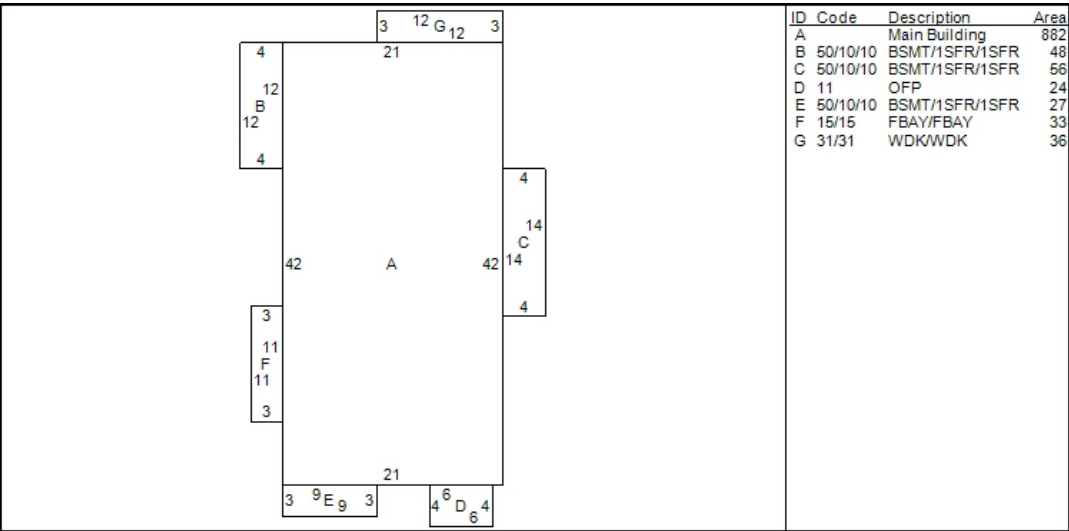
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/25/18	69243	7,000	ROOF/NEW New Roof Window s/Doors/Landin	100
03/28/12	56256	12,000	BLDG Repl Fire Escap	100
06/05/09	51711	600	BLDG Repair Rear Dec	0
08/14/03	40133	2,500	BLDG Re-Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/22/19	100	Land + Bldg	Transfer Of Convenience	51994/227	Quit Claim	HONEYBEE FINANCIAL LLC
06/14/18	280,000	Land + Bldg	Repossession	49916/349	Quit Claim	WORLD MONOPOLY RE GRP CORP
05/17/16	294,531	Land + Bldg	Repossession	46934/47	Foreclosure	BAYVIEW LOAN SERVICES LLC
08/09/07		Land + Bldg	Transfer Of Convenience	34934/22		
07/28/03	314,900	Land + Bldg	Valid Sale	25939/183		
08/30/02		Land + Bldg	Transfer Of Convenience	22758/60		
08/16/02	241,000	Land + Bldg	Sold Twice In Same Year	22649/60		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	2019
Exterior Walls	Al/Vinyl	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	12		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	441,088	% Good	62
Plumbing	19,574	% Good Override	
Basement	20,190	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	480,850	Additions	75,650
Ground Floor Area	882		
Total Living Area	2,533	Dwelling Value	403,590

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	Line #	Low	1st	2nd	3rd	Value	
1	50	10	10		20,400	5		15	15		15,190	
2	50	10	10		22,380	6		31	31		1,740	
3			11		1,180							
4	50	10	10		14,760							