

**Situs : 30 HAMILTON ST**

**Parcel ID: 056-062**

**Class : Two-Family**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

CHIN LIM B  
SOKHA SOEUNG ETAL  
32 HAMILTON ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 120  
Alternate ID 14-1  
Vol / Pg 45375/134  
District  
Zoning R3  
Class Residential

**Property Notes**



056-062 03/21/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,974		74,010

Total Acres: .0912  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	74,000	74,000	0	70,300
Building	366,500	372,500	0	313,200
Total	440,500	446,500	0	383,500

**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	AW	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
06/02/09	51678	17,800	BLDG Repair Roof	0

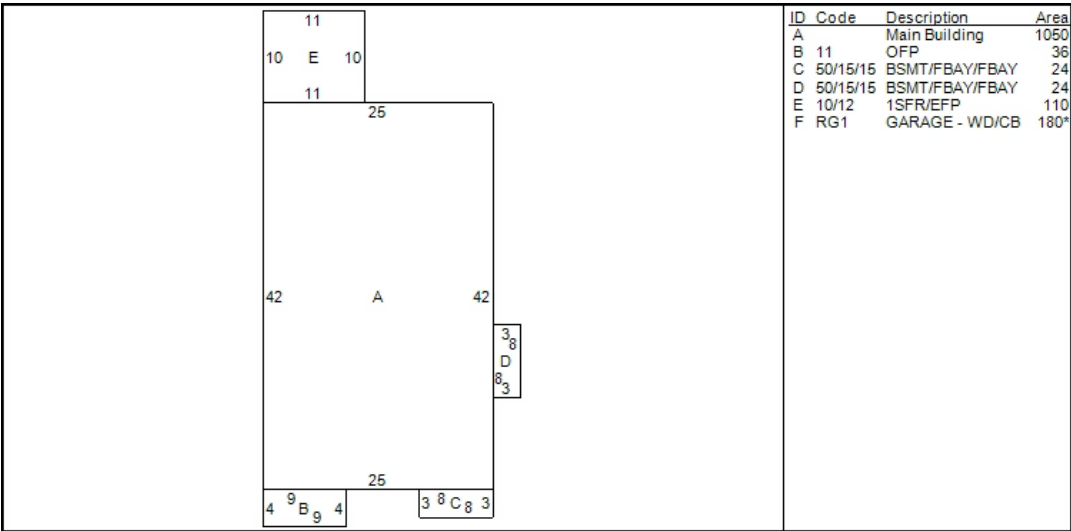
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/30/15		Land + Bldg	Transfer Of Convenience	45375/134		CHIN LIM B
08/20/10	205,000	Land + Bldg	Valid Sale	38872/95		
04/29/09	95,000	Land + Bldg	Sale After Foreclosure	37128/10		
03/24/09	117,000	Land + Bldg	Repossession	36971/346		
12/01/87	149,000	Land + Bldg	Valid Sale			
08/01/87	134,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Tw o Family	Year Built	1889
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	397,894	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,628	Functional	
Heating	0	Economic	
Attic	38,976	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	469,290	Additions	48,980
Ground Floor Area	1,050		
Total Living Area	2,726	Dwelling Value	369,040

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 180		180	1	1925	D	A	3,500

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		11			1,550	
2	50	15	15		13,890	
3	50	15	15		13,890	
4		10	12		19,650	