

Situs : 34 HAMILTON ST

Parcel ID: 056-063

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

SOARES IGUALDINO B  
34 HAMILTON ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 120  
Alternate ID 14  
Vol / Pg 45389/315  
District  
Zoning R3  
Class Residential



056-063 03/21/2020

**Property Notes**

11/2012 RUN COMPS VERY LOW

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 3,626			73,510

Total Acres: .0832  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	73,500	73,500	0	70,000
Building	319,200	317,300	0	266,200
<b>Total</b>	<b>392,700</b>	<b>390,800</b>	<b>0</b>	<b>336,200</b>

**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	AW	Field Review	Other
08/07/20	CP	Field Review	Other
06/07/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/05/19	2089	16,000	SOLARPANLS	100
08/07/14	B60529	3,400	BLDG Insulation	100
05/28/14	B60036	7,700	BLDG Weatherization	100
08/08/00	33254	2,000	BLDG Strip & Reroof	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/31/15	274,000	Land + Bldg	Valid Sale	45389/315		SOARES IGUALDINO B
08/08/12	150,000	Land + Bldg	Outlier-Written Desc Needed	42303/308		
01/24/12	99,000	Land + Bldg	Sale After Foreclosure	40888/324		
02/16/11	115,920	Land + Bldg	Repossession	39668/1		

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**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1892
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Yellow		

**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>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	5	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

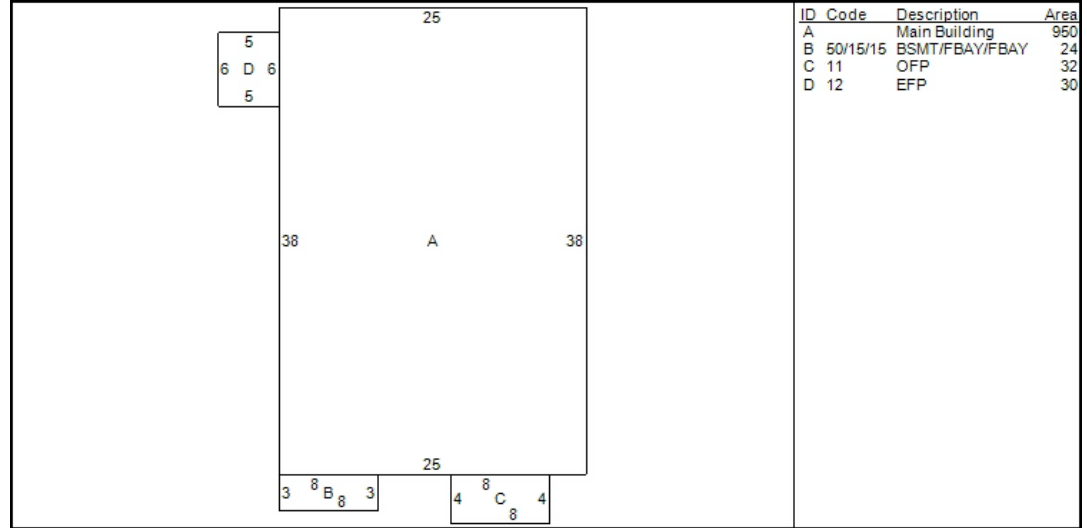
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<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>	372,438	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	21,181	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	36,483	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	439,890	<b>Additions</b>	17,240
<b>Ground Floor Area</b>	950		
<b>Total Living Area</b>	2,328	<b>Dwelling Value</b>	317,250

**Building Notes**



ID Code	Description	Area
A	Main Building	950
B	50/15/15 BSMT/FBAY/FBAY	24
C	11 OFF	32
D	12 EFP	30

**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	15		13,890
2			11		1,430
3			12		1,920