

Situs : 4 HEMLOCK ST		Parcel ID: 127-021		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CHIAPPINI GABRIELLE 4 HEMLOCK STREET BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 1A Vol / Pg 38687/134 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	2,515			71,900				
Total Acres: .0577 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/26/20	GL	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		71,900	71,900	0	68,800				
Building		188,100	209,300	0	151,800				
Total		260,000	281,200	0	220,600				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/31/12	57067	27,000	BLDG Demo Kitchen	0					
07/09/98	29206	1,000	BLDG 6sf Roofing	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/30/10	143,000	Land + Bldg	Valid Sale	38687/134					
07/17/98		Land + Bldg	Family Sale	16412/169					

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Dwelling Information

Style	Colonial Ne	Year Built	1899
Story height	1.5	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

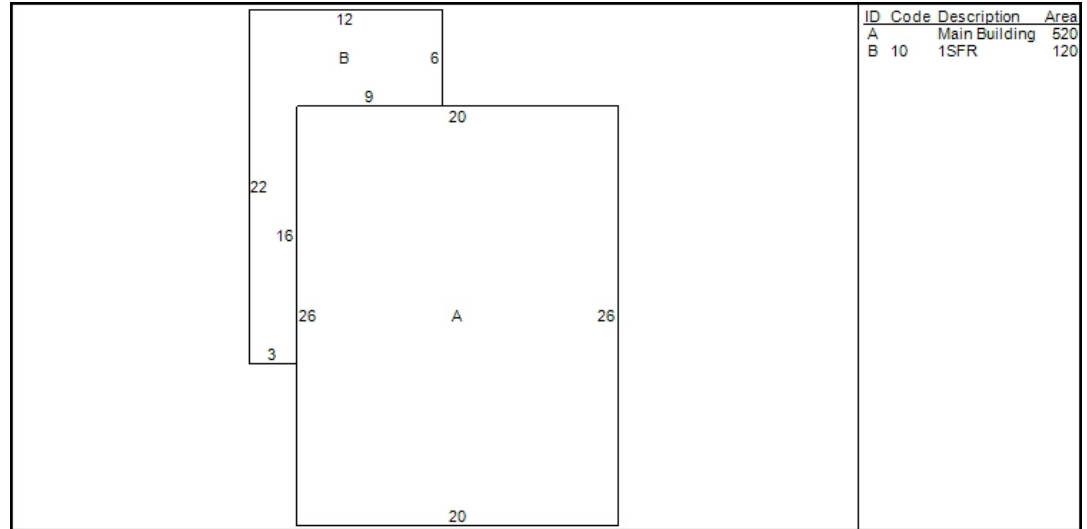
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	238,305	% Good	80
Plumbing		% Good Override	
Basement	14,908	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	253,210	Additions	6,720
Ground Floor Area	520		
Total Living Area	900	Dwelling Value	209,290

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		10			6,720