

Situs : 12 HEMLOCK ST	Parcel ID: 127-022	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GERMAN JULIO C AND MAGDOLENA M NUNEZ 12 HEMLOCK ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1-1 Vol / Pg 23419/333 District Zoning R1C Class Residential

Property Notes



127-022 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,955		73,980
Total Acres: .0908 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,000	74,000	0	70,300
Building	214,300	208,700	0	182,200
Total	288,300	282,700	0	252,500
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
08/26/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/27/20	575	5,200	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/02	184,900	Land + Bldg	Valid Sale	23419/333		GERMAN JULIO C
10/01/85	88,400	Land + Bldg	Valid Sale			
12/01/84	51,270	Land + Bldg	Repossession			

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

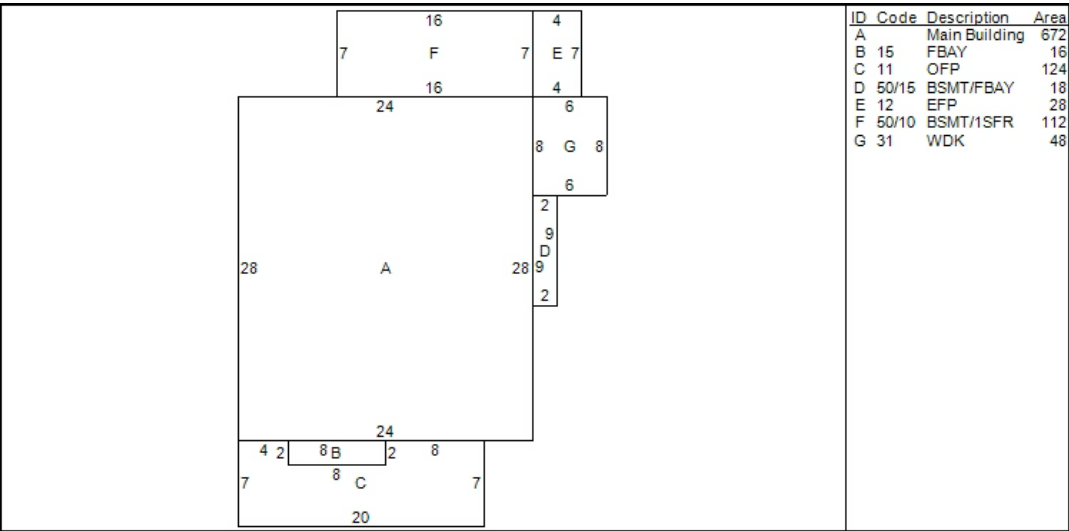
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	300,987	% Good	62
Plumbing		% Good Override	
Basement	17,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	318,100	Additions	11,430

Ground Floor Area	672	Dwelling Value	208,650
Total Living Area	1,490		

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		15			1,120	5	50	10			5,770
2		11			2,050	6		31			500
3	50	15			1,430						
4		12			560						