

**Situs : 20 HEMLOCK ST**

**Parcel ID: 127-024**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

LAMOUR WIDSON  
20 HEMLOCK ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 1-3  
Vol / Pg 46432/136  
District  
Zoning R1C  
Class Residential

**Property Notes**



127-024 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,873		73,870

Total Acres: .0889  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	73,900	73,900	0	70,200
Building	229,200	271,900	0	185,600
Total	303,100	345,800	0	255,800

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
06/01/18	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/04/16	65825	1,500	SIDING	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/15	207,000	Land + Bldg	Sale After Foreclosure	46432/136		LAMOUR WIDSON
11/13/14	236,826	Land + Bldg	Repossession	44941/40		
08/13/13		Land + Bldg	Transfer Of Convenience	43481/132		
12/06/05	1	Land + Bldg	Family Sale	31855/126		
12/02/04	260,000	Land + Bldg	Valid Sale	29593/154		
12/02/04		Land + Bldg	Transfer Of Convenience	29593/151		
02/27/04	171,634	Land + Bldg	Court Order/Decree	27632/350		

**Situs : 20 HEMLOCK ST**

**Parcel Id: 127-024**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Oil	Openings
System Type	Hot Water	Pre-Fab

### Room Detail

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

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

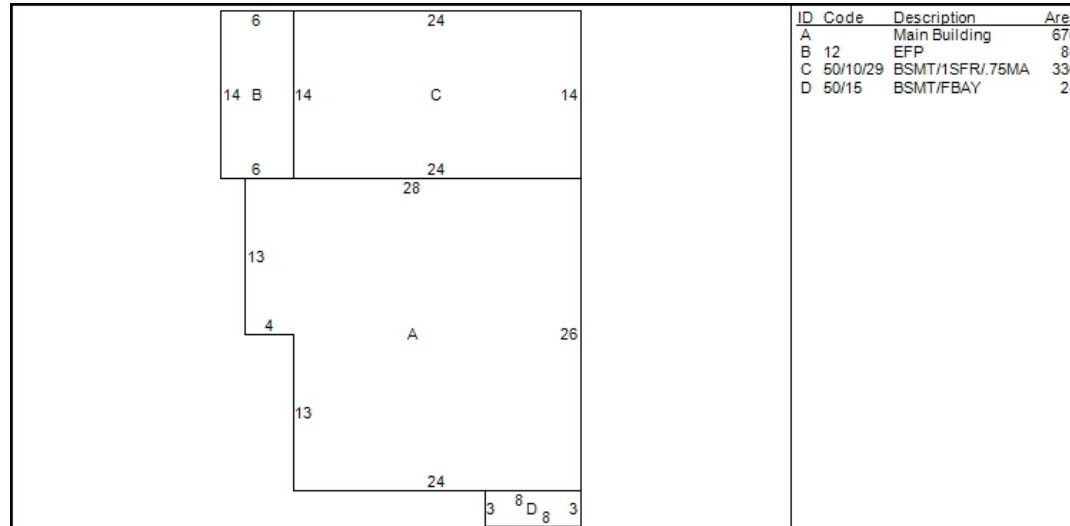
## Grade & Depreciation

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

## Dwelling Computations

Base Price	274,438	% Good	80
Plumbing		% Good Override	
Basement	17,168	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	291,610	Additions	38,560
Ground Floor Area	676		
Total Living Area	1,626	Dwelling Value	271,850

## 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
1		12			2,240
2	50	10	29		34,080
3	50	15			2,240