

<b>Situs : 18 HEMLOCK AV</b>	<b>Parcel ID: 127-054</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
TESSIER DONALD JR TR ROSEMARY TESSIER TR 18 HEMLOCK AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6GRO AVE Vol / Pg 47450/252 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 230			170
Total Acres: .166 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	208,200	232,300	0	159,400
Total	286,800	310,900	0	233,000
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
08/13/19	CP	Field Review	Other
01/17/19	P&C	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/07/18	BP-18-528	30,000	EXTERIOR	100
04/06/11	54605	7,500	BLDG Kit Cabinets	0
09/18/06	47270	600	BLDG Cover Cellarw ay	0
07/05/05	44382	1,600	BLDG S Winds Porch	0
07/18/01	35011	33,500	BLDG 26 X 40 4 Car G	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/13/16	100	Land + Bldg	Family Sale	47450/252 6792/43	Quit Claim	TESSIER DONALD JR TR

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	1975
Attic	None	Year Remodeled	2011
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	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	Yes	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	182,688	% Good	80
Plumbing		% Good Override	
Basement	11,429	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	203,500	Additions	35,440
Ground Floor Area	345		
Total Living Area	1,245	Dwelling Value	198,240
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Frame Shed	1 x 80		80	1	1996	C	G	470			
Det Garage	1 x 1040		1,040	1	2018	C	A	33,590			

  

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		31			1,840	5	50	10	19		11,680
2	50	10			4,960						
3		10			9,680						
4	50	10			7,280						