

Situs : 34 HEMLOCK AV

Parcel ID: 127-056

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DEPINA NICOLE TEREZA BRITO
34 HEMLOCK AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2
Neighborhood 210
Alternate ID 2
Vol / Pg 47464/118
District
Zoning R1C
Class Residential

Property Notes



127-056 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,905		78,260

Total Acres: .1585
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	328,500	347,800	0	227,700
Total	406,800	426,100	0	301,100

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
11/19/14	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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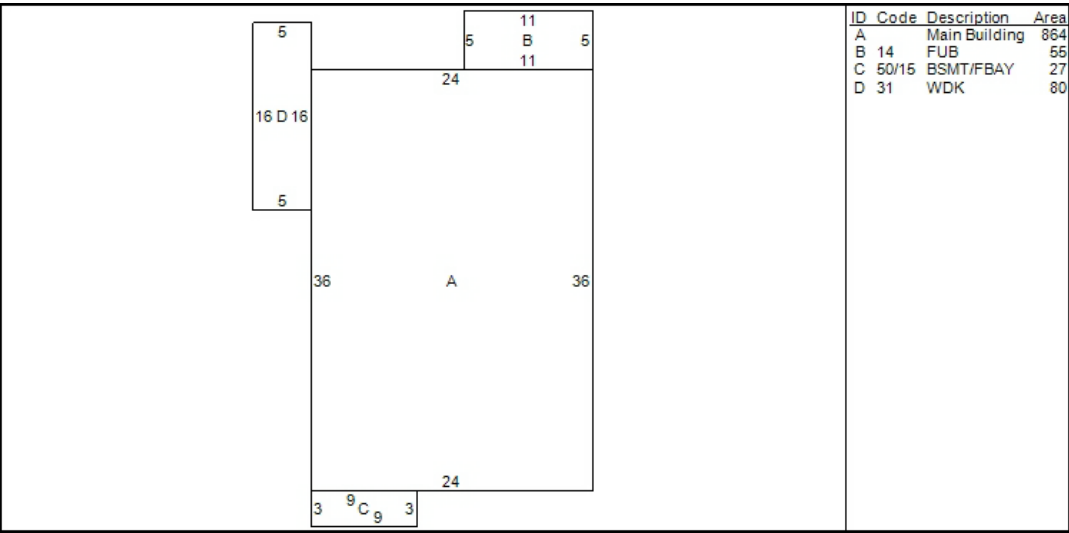
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/16	282,500	Land + Bldg	Valid Sale	47464/118	Quit Claim	DEPINA NICOLE TEREZA BRITO
02/28/01	180,000	Land + Bldg	Valid Sale	19431/207		

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	350,110	% Good	80
Plumbing	9,787	% Good Override	
Basement	19,911	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	379,810	Additions	13,600
Ground Floor Area	864		
Total Living Area	1,755	Dwelling Value	347,830

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		14			960	
2	50	15			10,640	
3		31			2,000	