

Situs : 50 HEMLOCK AV	Parcel ID: 127-059	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BELIZAI RE REGINALD JESULA BELONY 50 HEMLOCK AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 47754/333 District Zoning R1C Class Residential

Property Notes



127-059 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 12,620			9,210
Total Acres: .4504 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,600	87,600	0	80,200
Building	274,400	285,500	0	247,100
Total	362,000	373,100	0	327,300
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	Unoccupied	Ow ner

Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/17/16	259,900	Land + Bldg	Valid Sale	47754/333	Quit Claim	BELIZAI RE REGINALD
04/01/86	121,900	Land + Bldg				
11/01/84	4,000	Land Only	Transfer Of Convenience	6676/11		

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Dwelling Information

Style	Raised Ranch	Year Built	1985
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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	

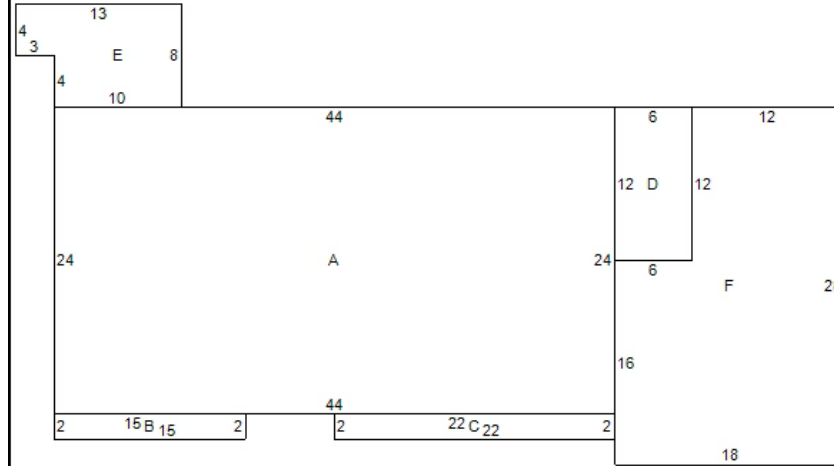
Grade & Depreciation

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

Dwelling Computations

Base Price	242,230	% Good	82
Plumbing	6,525	% Good Override	
Basement	22,730	Functional	
Heating	6,604	Economic	
Attic	0	% Complete	
Other Features	52,781	C&D Factor	
		Adj Factor	1
Subtotal	330,870	Additions	14,190
Ground Floor Area	1,056		
Total Living Area	1,930	Dwelling Value	285,500

Building Notes



ID	Code	Description	Area
A		Main Building	1056
B	16	FOVRH	30
C	16	FOVRH	44
D	33/31	MPAT/WDK	72
E	31	WDK	92
F	31	WDK	432

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	Line #	Low	1st	2nd	3rd	Value
1		16			2,380	5		31			5,820
2		16			3,120						
3	33	31			1,640						
4		31			1,230						