

**Situs : 41 HEMLOCK AV**

**Parcel ID: 127-061**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
FERNANDES MARIA R  
41 HEMLOCK AV  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 210  
Alternate ID 6  
Vol / Pg 46238/63  
District  
Zoning R1C  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 619			450

Total Acres: .1749  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	78,900	78,900	0	73,800
<b>Building</b>	238,100	226,900	0	179,400
<b>Total</b>	317,000	305,800	0	253,200

**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
06/17/13	RH	Entry & Sign	Ow ner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/13/19	1679	15,000	ADDITION	
03/30/11	54566	10,000	BLDG 12x16 Addtn	100
09/03/10	53805	7,500	BLDG Raise 1 Side Ho	0
07/22/10	53610	21,000	BLDG See Notes	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/03/15	2,000	Land + Bldg	Transfer Of Convenience	46238/63		FERNANDES MARIA R
02/26/13	163,500	Land + Bldg	Valid Sale	42724/94		
02/26/13		Land + Bldg	Transfer Of Convenience	42724/92		
08/24/07	209,250	Land + Bldg	Repossession	34995/261		
02/01/88	92,000	Land + Bldg	Valid Sale			

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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  
**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** Gas **Openings**  
**System Type** Warm Air **Pre-Fab**

**Room Detail**

**Bedrooms** 3 **Full Baths** 2  
**Family Rooms** **Half Baths**  
**Kitchens** **Extra Fixtures**  
**Total Rooms** 6  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** Yes **Bath Remod** Yes

**Adjustments**

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

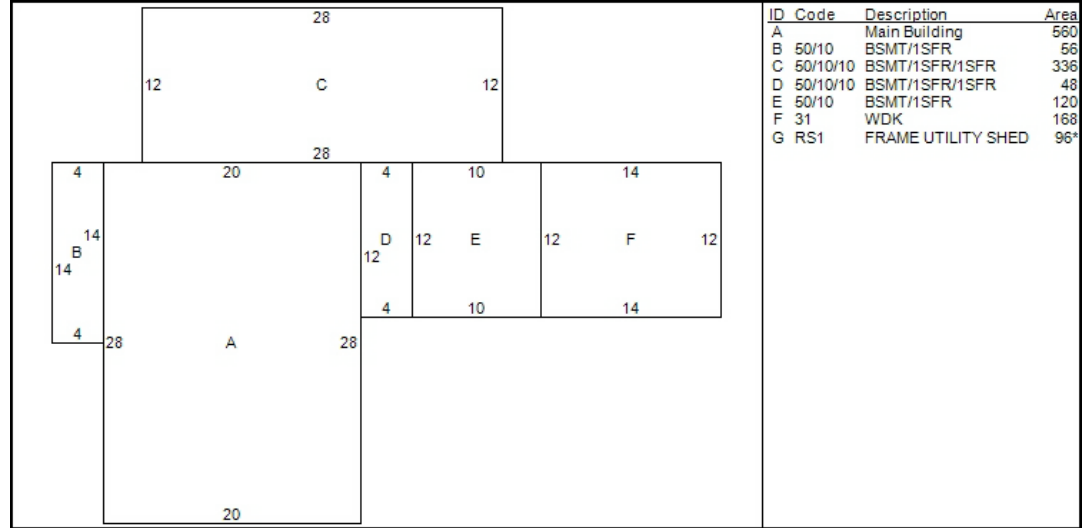
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	272,407	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	15,492	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	297,690	<b>Additions</b>	41,730
<b>Ground Floor Area</b>	560		
<b>Total Living Area</b>	2,064	<b>Dwelling Value</b>	226,300

**Building Notes**



ID Code	Description	Area
A	Main Building	560
B	50/10 BSMT/1SFR	56
C	50/10/10 BSMT/1SFR/1SFR	336
D	50/10/10 BSMT/1SFR/1SFR	48
E	50/10 BSMT/1SFR	120
F	31 WDK	168
G	RS1 FRAME UTILITY SHED	96*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 12		96	1	1995	B	A	570

**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	50	10			3,160	5		31			1,740
2	50	10	10		26,040						
3	50	10	10		4,650						
4	50	10			6,140						