

**Situs : 35 HEMLOCK AV**

**Parcel ID: 127-062**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DUCLOSEILLE MARJORIE  
35 HEMLOCK AV  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	7
Vol / Pg	44577/320
District	
Zoning	R1C
Class	Residential

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,804		78,120

Total Acres: .1562  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	219,200	201,800	0	189,300
Total	297,300	279,900	0	262,600

## 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

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/31/18	68275	3,000	SOLARPANLS No Solar Panels Visible As Of 6.2t	

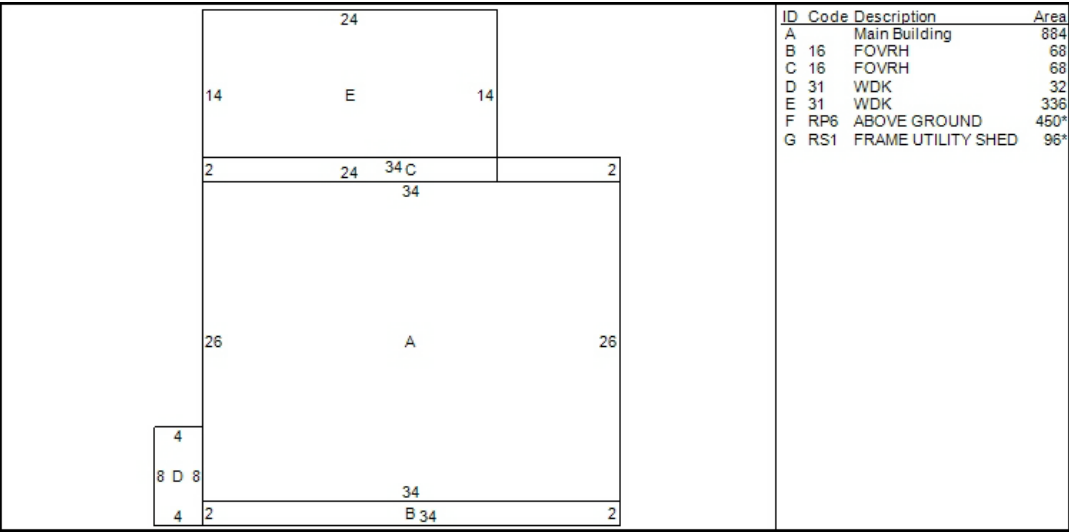
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/14		Land + Bldg	Transfer Of Convenience	44577/320		DUCLOSEILLE MARJORIE
06/13/12	135,000	Land + Bldg	Sale After Foreclosure	41508/207		
02/06/12	155,000	Land + Bldg	Repossession	40940/300		
04/01/99	117,000	Land + Bldg	Valid Sale	17311/35		

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Dwelling Information			
Style	F To B Splt	Year Built	1985
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	442	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	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	199,478	% Good	82
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,818	C&D Factor	
		Adj Factor	1
Subtotal	230,660	Additions	12,290
Ground Floor Area	884		
Total Living Area	1,462	Dwelling Value	201,430

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1990	C	A	
Frame Shed	1 x	96	96	1	1990	C	A	350

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		16			3,850	
2		16			3,850	
3		31			410	
4		31			4,180	