

Situs : 30 HEMLOCK ST	Parcel ID: 127-064	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	--------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
PAUYO MARIE L JEAN H PAUYO 389 PLEASANT ST 3RD FL BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 2 Vol / Pg 46208/255 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	281		210
Total Acres: .1672				
Spot:			Location:	

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	78,600	78,600	0	73,700
	Building	335,300	358,800	0	233,400
	Total	413,900	437,400	0	307,100
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
06/04/18	CP	Field Review	Other

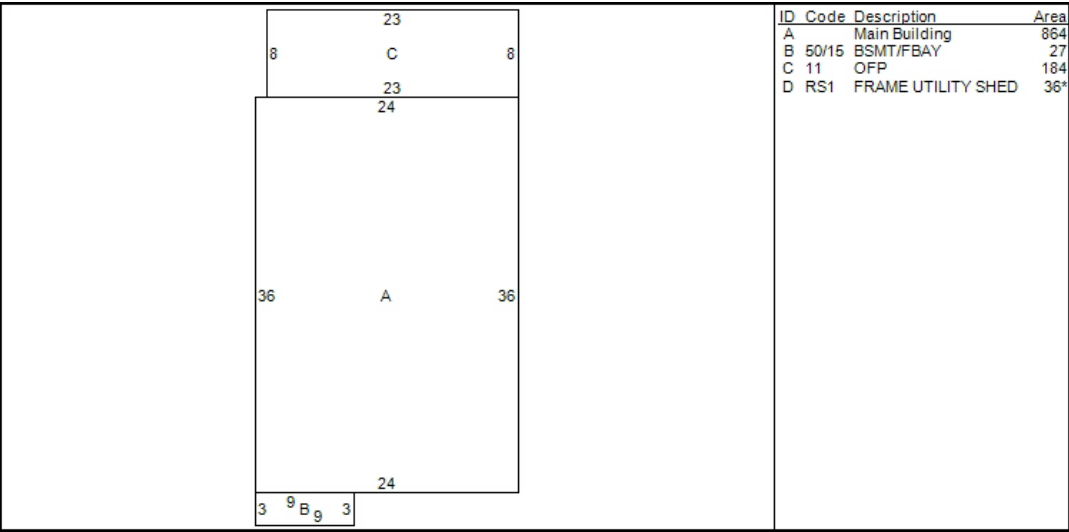
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/04/16	63875	17,000	EXTERIOR Siding	100
09/10/10	53823	4,985	BLDG Reroof	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
10/28/15		Land + Bldg	Transfer Of Convenience	46208/255	PAUYO MARIE L
03/27/12		Land + Bldg	Transfer Of Convenience	41144/343	
06/24/11	175,000	Land + Bldg	Valid Sale	40054/201	

Situs : 30 HEMLOCK ST	Parcel Id: 127-064	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	-------------------	--------------	---------------------------

Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	1980
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	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	8,574	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	388,380	Additions	16,800
Ground Floor Area	864		
Total Living Area	1,755	Dwelling Value	358,580

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 6		36	1	1998	C	A	200

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	50	15			10,640	
2		11			6,160	