


<b>Situs : 42 HEMLOCK ST</b>	<b>Parcel ID: 127-066</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
DAVEIGA MANUEL L MARIA DAVEIGA 42 HEMLOCK ST BROCKTON MA 02302	Living Units    2 Neighborhood   210 Alternate ID    4 Vol / Pg        47526/51 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



127-066 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	3,943		2,880
<div> <div>Total Acres: .2512</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,300	81,300	0	75,600
Building	356,700	388,200	0	270,100
Total	438,000	469,500	0	345,700
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
01/17/19	P&C	Entry & Sign	Ow ner
05/04/18	CP	Field Review	Other
03/13/01	BM	Estimated For Misc Reason	Other

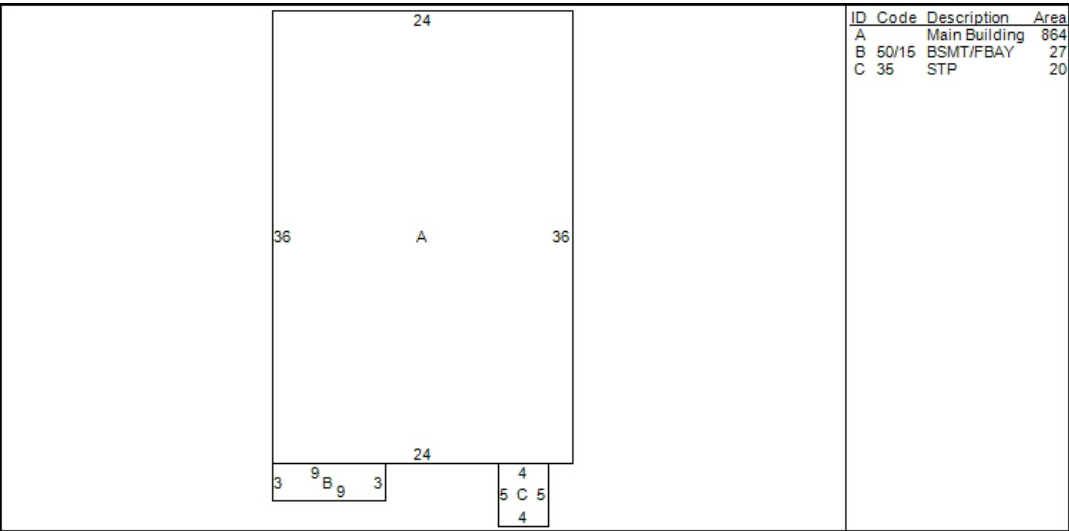
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/25/20	1785	25,000	ACCSTR	
04/22/19	BP-19-611	17,267	ROOF/NEW	Window s, Siding
01/01/19			REMODEL	Check Attic For Master And Bath
10/24/17	B67829	20,000	ADDITION	Add Dormer With 4 Rooms
07/12/17	O65747	0	EXTERIOR	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/16	217,659	Land + Bldg	Sale After Foreclosure	47526/51	Quit Claim	DAVEIGA MANUEL L
04/14/16	240,000	Land + Bldg	Repossession	46805/140	Tax Title Foreclosure	CHRISTIANA TRUST
08/04/06		Land + Bldg	Transfer Of Convenience	33149/21		
06/01/04	339,000	Land + Bldg	Valid Sale	28337/103		
03/01/02	189,900	Land + Bldg	Valid Sale	21640/19		
03/14/00	83,000	Land + Bldg	Outlier-Written Desc Needed	18347/79		
03/31/97		Land + Bldg	Transfer Of Convenience	15063		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	1980
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	2017
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	300	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	4
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	Typical
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	350,110	<b>% Good</b>	80
<b>Plumbing</b>	29,361	<b>% Good Override</b>	
<b>Basement</b>	19,911	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	21,435	<b>% Complete</b>	
<b>Other Features</b>	7,997	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	428,810	<b>Additions</b>	10,800
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	2,014	<b>Dwelling Value</b>	388,150

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15			10,640	
2		35			160	