

Situs : 43 HEMLOCK ST

Parcel ID: 127-070

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
KANJORA MAHMUD
43 HEMLOCK ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 210
Alternate ID 5-2
Vol / Pg 41451/212
District
Zoning R1C
Class Residential



127-070 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 400			290

Total Acres: .1699
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	241,200	238,200	0	211,200
Total	319,900	316,900	0	284,900

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/03/11	55254	132,477	BLDG F/B Splt/Notes	0
07/12/11	55130	0	BLDG Demo Home	0
07/13/98	29234	16,000	BLDG Gunitite Pool	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/12	205,000	Land + Bldg	Valid Sale	41451/212		
08/10/11		Land + Bldg	Transfer Of Convenience	40208/113		
04/22/11	66,600	Land + Bldg	Sale After Foreclosure	39865/226		
04/05/11	118,350	Land + Bldg	Repossession	39819/39		
11/01/94	73,000	Land + Bldg	Valid Sale			
08/01/82	54,900	Land + Bldg				

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Dwelling Information

Style F To B Splt Year Built 2011
 Story height 1 Eff Year Built
 Attic None Year Remodeled
 Exterior Walls Al/Vinyl Amenities
 Masonry Trim x
 Color Gray In-law Apt No

Basement

Basement Part # Car Bsm t Gar
 FBLA Size 450 FBLA Type
 Rec Rm Size x Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type Central Ac 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 No Bath Remod No

Adjustments

Int vs Ext Same Unfinished Area
 Cathedral Ceiling x Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	199,478	% Good	93
Plumbing	9,062	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	22,213	C&D Factor	
		Adj Factor	1
Subtotal	245,550	Additions	9,480
Ground Floor Area	884		
Total Living Area	1,470	Dwelling Value	237,840

Building Notes

2	34	B	2	ID Code Description Area
				A Main Building 884
				B 16 FOVRH 68
				C 16 FOVRH 68
				D RS2 METAL UTILITY SHED 80*
26		A	26	
2	34	C	2	
		C_34		

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 80		80	1	1982	C	A	390

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			4,740
2		16			4,740