

Situs : 37 HEMLOCK ST	Parcel ID: 127-071	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERNANDES JAIME D MICHELE L FERNANDES 37 HEMLOCK ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 5-3 Vol / Pg 14410/00156 District Zoning R1C Class Residential
Property Notes	



127-071 03/23/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	3,150		2,300
Total Acres: .233				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,700	80,700	0	75,200
Building	213,400	193,900	0	191,000
Total	294,100	274,600	0	266,200
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
11/19/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/96	79,000	Land + Bldg	Valid Sale	14410/156		

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Dwelling Information			
Style	F To B Splt	Year Built	1971
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	76
Plumbing	6,041	% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	244,010	Additions	8,130
Ground Floor Area	884		
Total Living Area	1,412	Dwelling Value	193,580
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Metal Shed	7 x 9		63	1	1995	D	A	300	

  

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

  

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			1,820	
2		16			1,980	
3		16			3,570	
4		12			760	