

Situs : 25 HEMLOCK ST	Parcel ID: 127-073	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LAMARRE MARGARETH 25 HEMLOCK ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 48982/51 District Zoning R1C Class Residential
Property Notes	



127-073 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,280			3,120
Total Acres: .259				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,500	81,500	0	75,800
Building	194,700	185,900	0	168,800
Total	276,200	267,400	0	244,600
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	Unoccupied	Ow ner

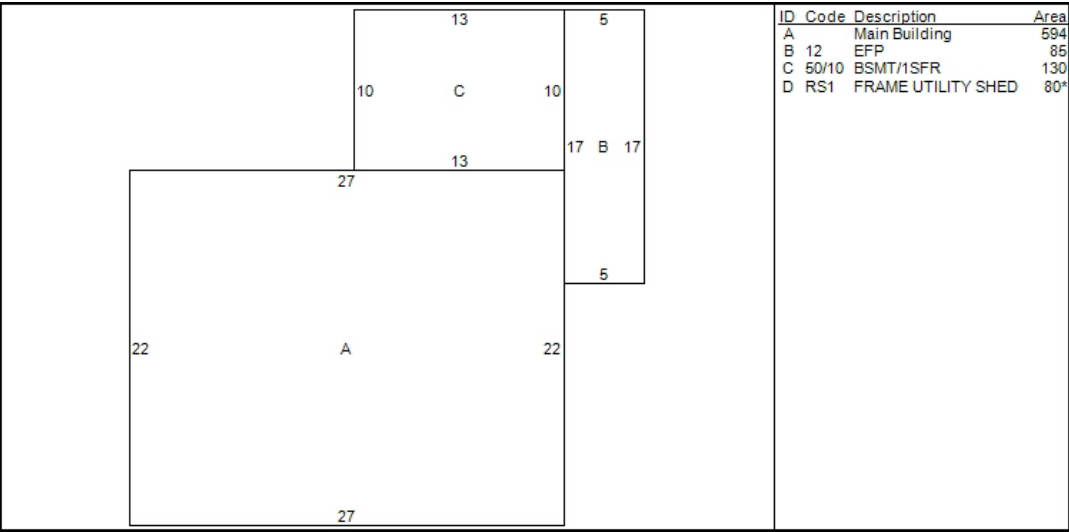
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/17	175,000	Land + Bldg	Outlier-Written Desc Needed	48982/51 4276/644	Quit Claim	LAMARRE MARGARETH

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	260,085	% Good	62
Plumbing	12,083	% Good Override	
Basement	14,791	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	286,960	Additions	7,690
Ground Floor Area	594		
Total Living Area	1,318	Dwelling Value	185,610

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	80	80	1	1987	C	A	290

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		12			1,610	
2	50	10			6,080	