


Situs : 21 HEMLOCK ST		Parcel ID: 127-074	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER DERY LUC JEAN PHILOME YVROSE 21 HEMLOCK ST BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 210 Alternate ID 7-1 Vol / Pg 51822/46 District Zoning R1C Class Residential			
Property Notes					



127-074 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,812			1,320
Total Acres: .2023 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,700	79,700	0	74,500
Building	191,500	214,900	0	180,200
Total	271,200	294,600	0	254,700
Manual Override Reason Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
06/04/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/17/20	1096	3,564	SOLARPANLS	
04/21/16	64475	10,000	BATHROOM-R	100
03/04/02	36235	38,103	BLDG Kit, Bthrm, Plu	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/19	289,000	Land + Bldg	Valid Sale	51822/46	Quit Claim	DERY LUC JEAN
07/05/17	1	Land + Bldg	Transfer Of Convenience	48630/92	Foreclosure	DOBBINS DONALD
06/01/05	297,000	Land + Bldg	Valid Sale	30633/314		
02/22/02	50,000	Land + Bldg	Family Sale	21590/292		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Warm Air	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	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

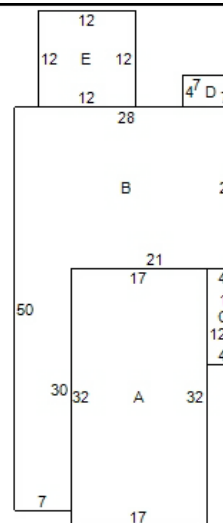
Grade & Depreciation

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

Dwelling Computations

Base Price	243,583	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,238	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	268,610	Additions	39,810
Ground Floor Area	544		
Total Living Area	1,614	Dwelling Value	206,350

Building Notes



ID	Code	Description	Area
A		Main Building	544
B	50/10	BSMT/1SFR	770
C	11	OPF	48
D	10	1SFR	28
E	31	WDK	144
F	RS1	FRAME UTILITY SHED	516*
G	RP1	PLASTIC LINER POOL	512*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	516	516	1	1984	C	A	1,900
Pool-Plin	1 x	512	512	1	1985	C	G	6,660

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	10			35,900
2		11			810
3		10			1,610
4		31			1,490