


Situs : 11 HEMLOCK ST	Parcel ID: 127-076	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JARDINE ERIKKA R 11 HEMLOCK ST BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 7-2 Vol / Pg 39822/23 District Zoning R1C Class Residential
Property Notes	



127-076 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,448			2,520
<div> <div>Total Acres: .2399</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,900	80,900	0	75,300
Building	291,900	298,000	0	305,900
Total	372,800	378,900	0	381,200
<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
07/30/20	JPO	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/04/20	803	625	EXTERIOR R W S	
05/28/20	742	30,000	REMODEL	
04/05/12	56297	1,269	BLDG Replc 3 Wndw s	0
05/19/11	54876	2,000	BLDG Sheetrock	0
05/16/11	54829	5,200	BLDG Repr Deck & Wnd	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
04/06/11	145,000	Land + Bldg	Sale After Foreclosure	39822/23	
01/19/10	342,100	Land + Bldg	Repossession	38147/207	
03/01/04	348,000	Land + Bldg	Valid Sale	27638/278	
03/04/02		Land + Bldg	Transfer Of Convenience	21656/207	
Grantee JARDINE ERIKKA R					

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Dwelling Information			
Style	Two Family	Year Built	1875
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	466,612	% Good	45
Plumbing	19,574	% Good Override	
Basement	21,359	Functional	
Heating	12,721	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	40,100
Subtotal	520,270		
Ground Floor Area	962		
Total Living Area	2,759	Dwelling Value	297,640
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Frame Shed	10 x 10		100	1	1990	C	A	370			
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	Line #	Low	1st	2nd	3rd	Value
1	50	15	15		10,890	5		14			180
2			11		1,080						
3			12		3,470						
4			10		24,480						