

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 11 HEM LOCK ST Parcel ID: 127-076 Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** JARDINE ERIKKA R

11 HEMLOCK ST

**BROCKTON MA 02301** 

**GENERAL INFORMATION** Living Units 2

Neighborhood 210 Alternate ID 7-2 Vol / Pg 39822/23

District

R1C

Zoning Class Residential

**Property Notes** 



127-076 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	3,448			2,520

Total Acres: .2399

Spot: Location:

	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					

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
06/04/20	803	625	<b>EXTERIOR</b>	RWS	
05/28/20	742	30,000	REMODEL		
04/05/12	56297	1,269	BLDG	Replc 3 Wndws	0
05/19/11	54876	2,000	BLDG	Sheetrock	0
05/16/11	54829	5,200	BLDG	Repr Deck & Wnd	0

Entrance Information							
	Date	ID	Entry Code	Source			
l	08/26/20	GL	Field Review	Other			
	07/30/20	JPO	Entry & Sign	Ow ner			

## Sales/Ownership History

i ranster Date	Price	туре	
04/06/11	145,000	Land + Bldg	
01/19/10	342,100	Land + Bldg	
03/01/04	348,000	Land + Bldg	
03/04/02		Land + Bldg	

Validity Sale After Foreclosure Repossession Valid Sale Transfer Of Convenience Deed Reference Deed Type 39822/23 38147/207 27638/278 21656/207

Grantee JARDINE ERIKKA R



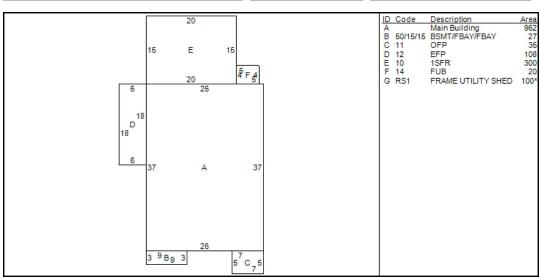
RESIDENTIAL PROPERTY RECORD CARD 20

2021

## BROCKTON

Situs: 11 HEM LOCK ST Parcel Id: 127-076 **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 Color Gray 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 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** 466,612 Base Price % Good 45 19,574 **Plumbing** % Good Override 21,359 Basement **Functional** 12,721 Heating Economic 0 Attic % Complete 0 C&D Factor 10 **Other Features** Adi Factor 1 520,270 Additions 40,100 Subtotal 962 **Ground Floor Area Total Living Area** 2,759 Dwelling Value 297,640 **Building Notes** 

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x	10	100	1	1990	С	Α	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						