

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 47 HEM LOCK AV

Parcel ID: 127-080

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER CIRIGNANO PAUL J JR

& THERESA A CIRIGNANO

47 HEMLOCK AVE

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 210

Alternate ID 6-1 Vol / Pg 06092/00239

District

R1C Residential

Zoning Class

Property Notes



127-080 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	697			510

Total Acres: .1767 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	78,900	78,900	0	73,900
Building	224,000	210,200	0	194,100
Total	302,900	289,100	0	268,000

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Inform	ation
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 F	Price	Purpose	% Complete

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 6092/239



RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

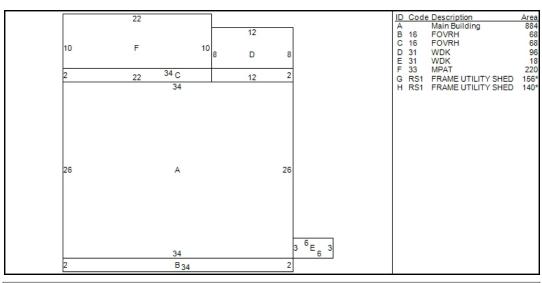
Situs: 47 HEM LOCK AV Parcel Id: 127-080 **Dwelling Information** Style F To B Splt Year Built 1985 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Brown In-law Apt No Basement Basement Part # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks Fuel Type Gas Openings 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 199,478 Base Price % Good 82 6,041 **Plumbing** % Good Override 9,360 Basement **Functional** 5,438 Heating Economic 0 Attic % Complete 19,744 **C&D Factor Other Features** Adi Factor 1 240,060 Additions 11,730 Subtotal 884 **Ground Floor Area** 1,420 Dwelling Value 208,580 **Total Living Area**

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		C	Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	13	156	1	1990	С	Α	570
Frame Shed	1 x	140	140	1	2003	С	Α	1,030

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		16			4,180	5		33			1,890
2		16			4,180						
3		31			1,230						
4		31			250						