

Situs : 47 HEMLOCK AV	Parcel ID: 127-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CIRIGNANO PAUL J JR & THERESA A CIRIGNANO 47 HEMLOCK AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6-1 Vol / Pg 06092/00239 District Zoning R1C Class Residential
Property Notes	



127-080 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 697			510
Total Acres: .1767				
Spot:		Location:		

Assessment Information				
	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
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	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				6092/239		

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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	In-law Apt	No
Color	Brown		

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	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			
Base Price	199,478	% Good	82
Plumbing	6,041	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	240,060	Additions	11,730

Ground Floor Area	884		
Total Living Area	1,420	Dwelling Value	208,580

Building Notes			

					ID Code Description Area			
					A	Main Building		884
					B 16	FOVRH		68
					C 16	FOVRH		68
					D 31	WDK		96
					E 31	WDK		18
					F 33	MPAT		220
					G RS1	FRAME UTILITY SHED		156*
					H RS1	FRAME UTILITY SHED		140*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 13		156	1	1990	C	A	570
Frame Shed	1 x 140		140	1	2003	C	A	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							