

Situs : 34 HERMON ST	Parcel ID: 172-343	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
CORDERO ROMANCITO	Living Units 1
34 HERMAN ST	Neighborhood 185
BROCKTON MA 02302	Alternate ID 4
	Vol / Pg 49135/247
	District
	Zoning R1C
	Class Residential

Property Notes



172-343 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,800		89,500
Total Acres: .1791				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	78,900
Building	184,800	192,200	0	176,000
Total	274,300	281,700	0	254,900
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
08/14/20	JR	Field Review	Other

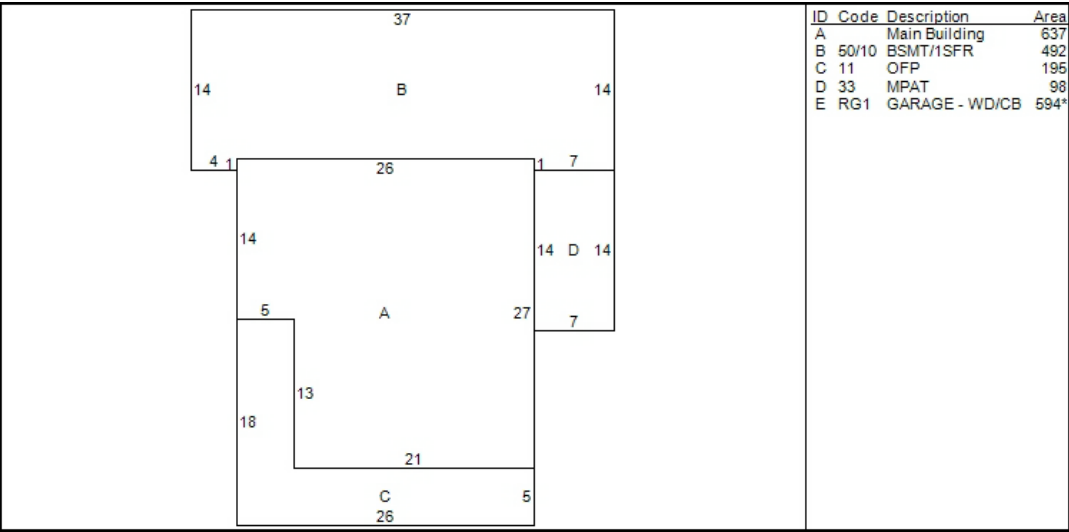
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/13/15	B62532	2,500	BLDG Deck/Side/Gutrs	0
10/22/07	49414	1,500	BLDG Vinyl Siding	100
07/28/05	44636	27,000	BLDG Kit Cabs, Ex Wa	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
11/02/17	1	Land + Bldg	Transfer Of Convenience	49135/247	Quit Claim
04/25/01	128,900	Land + Bldg	Family Sale	19717/340	
03/01/87	114,900	Land + Bldg	Family Sale		
Grantee CORDERO ROMANCITO					

Situs : 34 HERMON ST	Parcel Id: 172-343	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1897
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	245,838	% Good	62
Plumbing		% Good Override	
Basement	15,379	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	261,220	Additions	25,050
Ground Floor Area	637		
Total Living Area	1,607	Dwelling Value	187,010

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	594	594	1	1970	D	F	5,150

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			21,450	
2		11			2,980	
3		33			620	