

**Situs : 38 HERMON ST**

Parcel ID: 172-549

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

DEPINA LUDOVINO  
38 HERMON ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	5
Vol / Pg	14833/00027
District	
Zoning	R1C
Class	Residential

## Property Notes



172-549 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,487			87,760

Total Acres: .1489  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	87,800	87,800	0	77,600
Building	202,400	195,400	0	191,500
Total	290,200	283,200	0	269,100

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Entrance Information

Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other
01/18/07	BM	Not At Home	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/26/06	46283	1,500	BLDG Flr, Cabinet-Ki	0

### Sales/Ownership History

Transfer Date	Price	Type	Validity
12/01/96	92,900	Land + Bldg	Valid Sale

Deed Reference	Deed Type	Grantee
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14833/27

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**Dwelling Information**

<b>Style</b>	F To B Splt	<b>Year Built</b>	1987
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	354	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

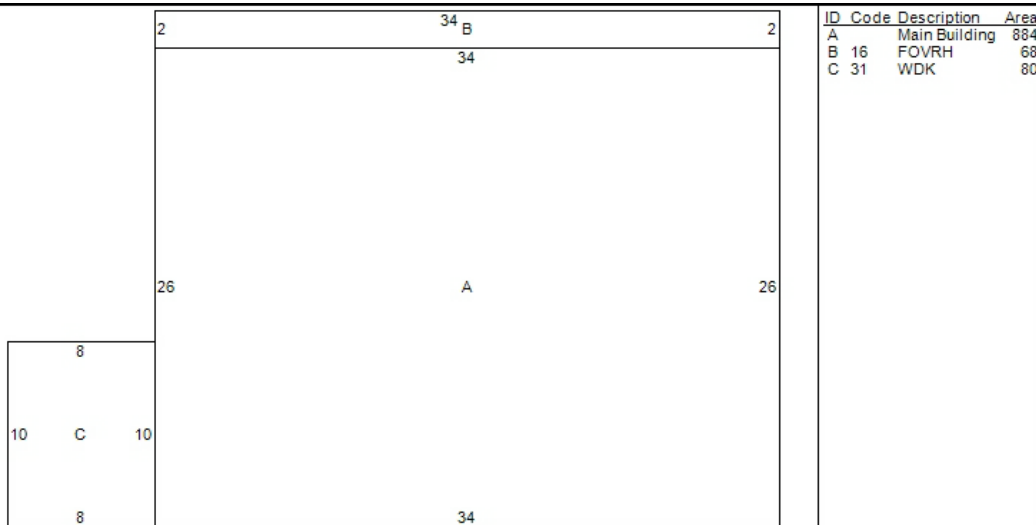
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	199,478	<b>% Good</b>	82
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	17,474	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	232,350	<b>Additions</b>	4,830
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,306	<b>Dwelling Value</b>	195,360

**Building Notes**



ID	Code	Description	Area
A		Main Building	884
B	16	FOVRH	68
C	31	WDK	80

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		16			3,850
2		31			980