

Situs : 30 ROCK MEADOW DR	Parcel ID: 010-076	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
ODONNELL LISA S 30 ROCK MEADOW DR BROCKTON MA 02301	Living Units 1 Neighborhood 310 Alternate ID 3-8 Vol / Pg LC/116676 District Zoning R1A Class Residential
Property Notes	



010-076 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 20,000			106,000
Total Acres: .4591 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	106,000	106,000	0	104,000
Building	413,600	569,100	0	390,000
Total	519,600	675,100	0	494,000
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
09/10/20	GL	Field Review	Other
06/05/19	CP	Field Review	Other
11/01/11	RH	Entry & Sign	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/31/18	69697	22,000	POOL-VG	18 X 36 Inground Vinyl Lined Pool	100
10/01/15	B63134	20,000	BLDG	Kitchn/Bath/ Dr	100
12/07/11	55876	34,000	BLDG	Int/Ext Remdl N	70

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/11	340,000	Land + Bldg	Valid Sale	LC/116676		ODONNELL LISA S

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Dwelling Information

Style	Colonial	Year Built	1970
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	2015
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	2
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

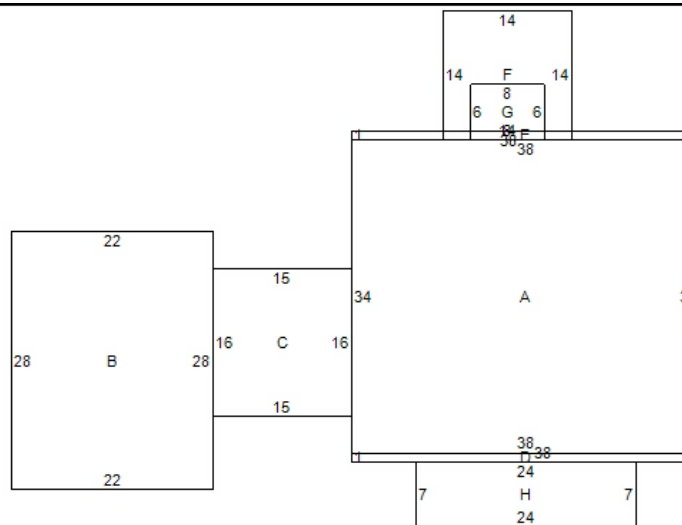
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	477,002	% Good	89
Plumbing	16,916	% Good Override	
Basement	27,127	Functional	
Heating	13,004	Economic	
Attic	11,681	% Complete	
Other Features	13,373	C&D Factor	
		Adj Factor	1
Subtotal	559,100	Additions	44,150
Ground Floor Area	1,292		
Total Living Area	2,780	Dwelling Value	541,750

Building Notes



ID	Code	Description	Area
A		Main Building	1292
B	13/18	FGAR/A(U)	616
C	11/19	OFPA(F)	240
D	16	FOVRH	38
E	16	FOVRH	38
F	31	WDK	196
G	31	WDK	48
H	11	OFF	168
I	RP1	PLASTIC LINER POOL	648*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	18 x	36	648	1	2017	C	G	27,380

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		13	18		20,560	5		31			2,940
2		11	19		9,610	6			31		710
3		16			3,120	7		11			4,090
4		16			3,120						