

Situs : 321 ROCKLAND ST

Parcel ID: 010-126

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

TRAN NATALIE N
321 ROCKLAND ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 10
Alternate ID 24
Vol / Pg 50882/199
District
Zoning R1B
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 13,155			12,500

Total Acres: .5316
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	107,500	107,500	0	103,000
Building	178,500	208,600	0	186,600
Total	286,000	316,100	0	289,600

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
04/11/18	HP	Field Review	Other
05/28/15	NC	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/16/18	68477	21,980	SIDING	100
10/11/17	B67706	8,500	ROOF/NEW	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/19	230,000	Land + Bldg	Family Sale	50882/199	Quit Claim	TRAN NATALIE N
05/19/17	151,000	Land + Bldg	Repossession	48442/196	Quit Claim	NGUYEN EMTHANH
10/20/16	205,000	Land + Bldg	Repossession	47626/35	Quit Claim	US BANK NATL ASSC
02/15/01	173,000	Land + Bldg	Valid Sale	19376/304		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	2018
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		

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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

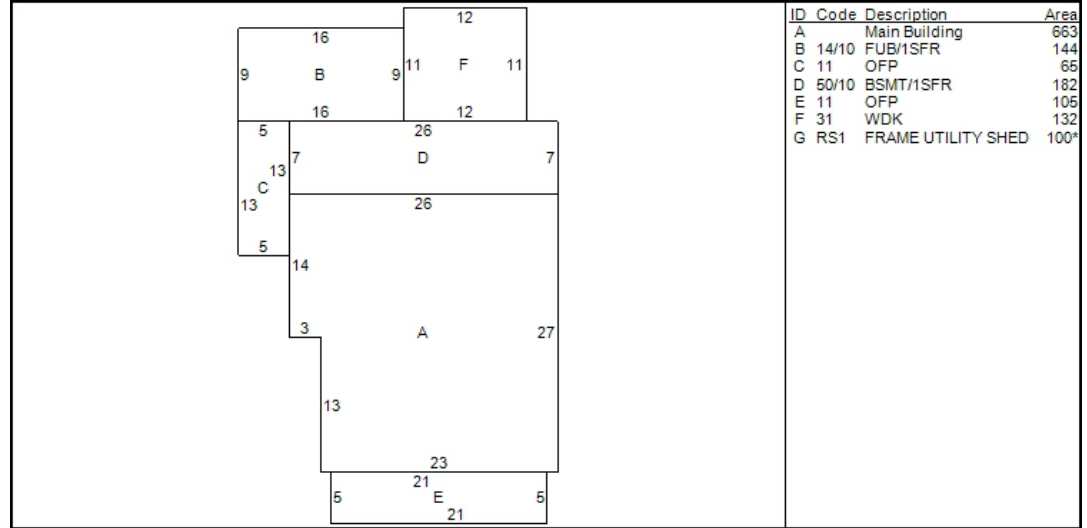
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	271,595	% Good	62
Plumbing	6,525	% Good Override	
Basement	16,990	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	305,240	Additions	19,090
Ground Floor Area	663		
Total Living Area	1,321	Dwelling Value	208,340

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 10		100	1	1980	D	F	210

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	14	10			6,010	5		31			1,360
2			11		1,050						
3	50	10			8,930						
4			11		1,740						