

**Situs : 311 ROCKLAND ST**

**Parcel ID: 010-127**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

## CURRENT OWNER

JAMSENS JUSSELINDA  
311 ROCKLAND ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	10
Alternate ID	25-1
Vol / Pg	31964/218
District	
Zoning	R1B
Class	Residential

## Property Notes



010-127 03/21/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	13,080			12,430

Total Acres: .5299  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	107,400	107,400	0	102,900
Building	268,100	324,200	0	256,000
Total	375,500	431,600	0	358,900

## Manual Override Reason

**Base Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

Effective Date of Value	1/1/2020
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## Entrance Information

Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
04/11/18	HP	Field Review	Other
12/23/14	JOD	Estimated For Misc Reason	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/23/17	66807	6,480	WNDWS	100
10/22/15	B63324	1,000	BLDG Wrap Pipes	100
08/26/14	B60650	6,000	BLDG 27 Solar Panels	100
04/28/08	50068	14,000	BLDG In Ground Pool	0
12/12/06	47827	7,000	BLDG Door & Shingles	0

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/23/05	346,500	Land + Bldg	Valid Sale	31964/218		
07/29/98	164,000	Land + Bldg	Valid Sale	16449/006		

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### Dwelling Information

<b>Style</b>	Colonial	<b>Year Built</b>	1900
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

### Basement

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<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>	Steam	<b>Pre-Fab</b>	

### Room Detail

<b>Bedrooms</b>	4	<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>	8		
<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>	

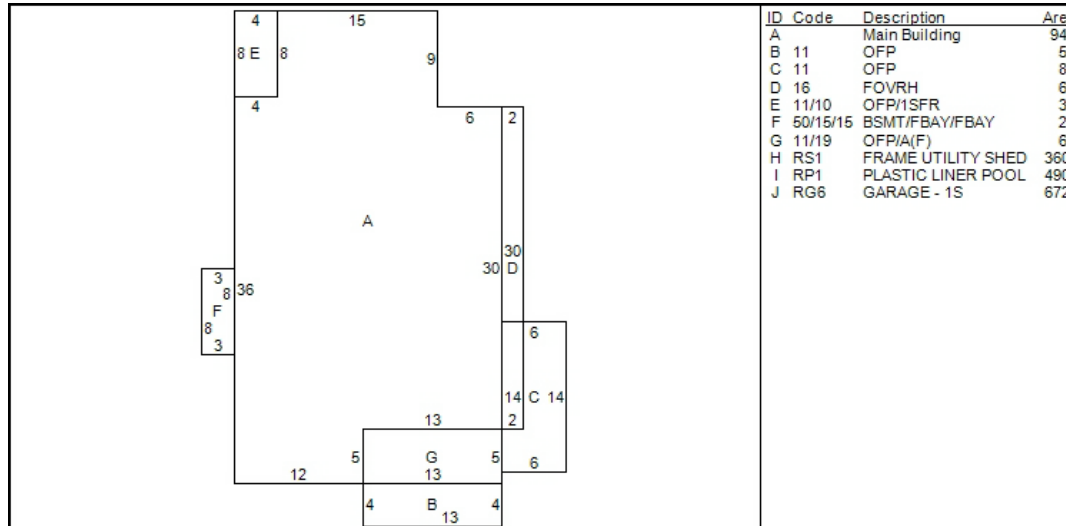
### Grade & Depreciation

<b>Grade</b>	B-	<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>	385,771	<b>% Good</b>	62
<b>Plumbing</b>	6,766	<b>% Good Override</b>	
<b>Basement</b>	21,939	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	37,789	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	452,270	<b>Additions</b>	12,040
<b>Ground Floor Area</b>	949		
<b>Total Living Area</b>	2,451	<b>Dwelling Value</b>	292,450

### Building Notes



### Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 360		360	1	1925	C	A	1,330
Pool-Plin	1 x 490		490	1	2008	C	A	13,780
Det Garage	1 x 672		672	1	1989	C	A	16,600

### 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		11			870	5	50	15	15		2,980
2		11			1,430	6		11	19		1,800
3		16			2,980						
4		11	10		1,980						