

Situs : 307 ROCKLAND ST

Parcel ID: 010-128

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BEAMER ALICE A TRUSTEE
307 ROCKLAND ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 10
Alternate ID 25
Vol / Pg 31126/138
District
Zoning R1B
Class Residential

Property Notes



010-128 03/21/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,045			990

Total Acres: .2536
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	92,000
Building	260,100	304,400	0	251,600
Total	356,100	400,400	0	343,600

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
08/04/20	CM	Field Review	Other
06/06/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/06/18	B69072	9,086	SOLARPANLS	100
12/23/14	B61417	408	BLDG Solar Panels	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/12/05		Land + Bldg	Transfer Of Convenience	31126/138		
06/01/90	153,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial	Year Built	1988
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	1
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

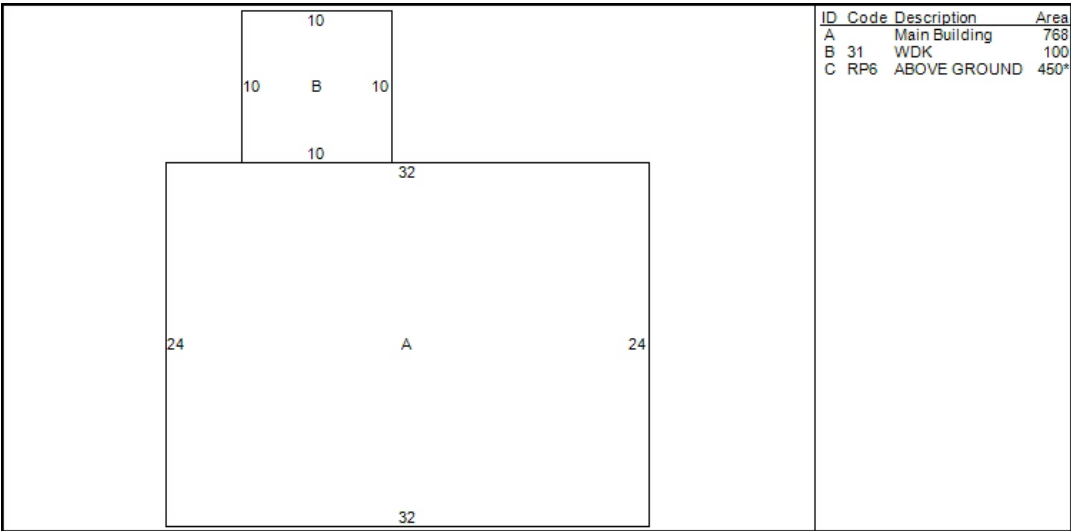
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	325,549	% Good	82
Plumbing	6,525	% Good Override	
Basement	18,514	Functional	
Heating	8,875	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	369,600	Additions	1,310

Ground Floor Area	768	Dwelling Value	304,380
Total Living Area	1,536		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1991	C	A	

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		31			1,310	