

Situs : 295 ROCKLAND ST

Parcel ID: 010-130

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

GEORGANTAS PETER
& ARTHUR GEORGANTAS
34 KENNETH ST
WEST BRIDGEWATER MA 02379

GENERAL INFORMATION

Living Units	2
Neighborhood	10
Alternate ID	28
Vol / Pg	09034/00192
District	
Zoning	R1B
Class	Residential

Property Notes



010-130 03/21/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	8,025			7,620

Total Acres: .4138
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	102,600	102,600	0	98,300
Building	324,000	372,900	0	299,700
Total	426,600	475,500	0	398,000

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
08/04/20	CM	Field Review	Other
06/12/01	FAB	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/16/00	33655	500	BLDG Rep R Egress St	100

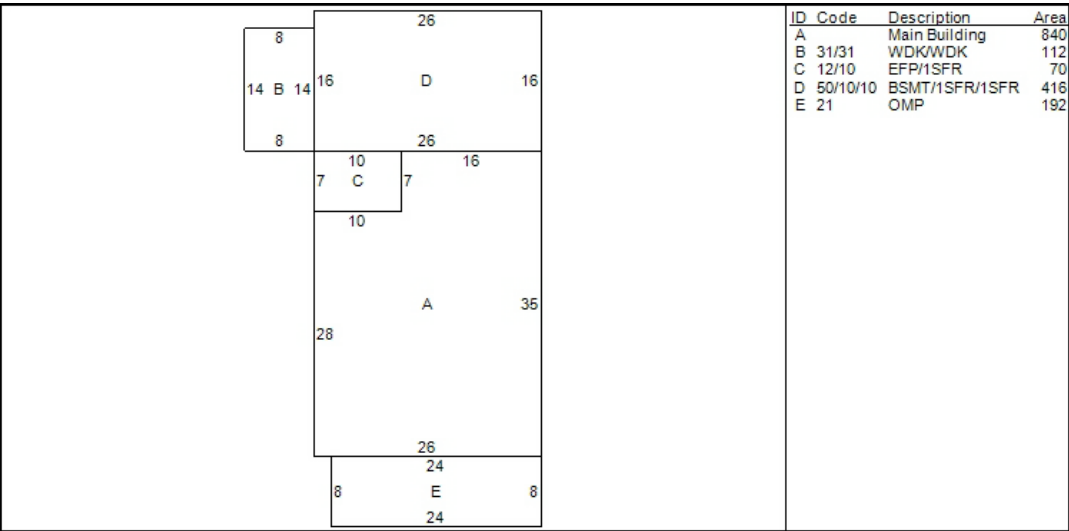
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/01/87	155,000	Land + Bldg	Valid Sale			
06/01/85	100,000	Land + Bldg	Valid Sale			
				9034/192		

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9	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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	344,305	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,581	Functional	
Heating	0	Economic	
Attic	8,432	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	382,110	Additions	112,280
Ground Floor Area	840		
Total Living Area	2,582	Dwelling Value	372,880

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	31		3,910
2		12	10		14,690
3	50	10	10		86,800
4		21			6,880