

Situs : 287 ROCKLAND ST	Parcel ID: 010-131	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
PERRY ISABEL C 287 ROCKLAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 29 Vol / Pg 29798/192 District Zoning R1B Class Residential
Property Notes	



010-131 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,370			5,100
<div> <div>Total Acres: .3529</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,100	100,100	0	95,900
Building	228,900	270,600	0	244,100
Total	329,000	370,700	0	340,000
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
05/19/09	LK	Not At Home	Other
05/12/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/25/13	B58064	6,000	BLDG Roof/Win/Sidng	100
01/01/09	1	0	BLDG Carry See File	100
09/01/05	44964	12,000	BLDG See Notes 06/20	0
07/19/05	44525	800	BLDG Roof, Shingle B	0
05/16/05	44027	6,000	BLDG Re-Roof, Vinyl	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/05/05	250,000	Land + Bldg	Change After Sale (Physical)	29798/192		
01/20/04	188,000	Land + Bldg	Repossession	27409/181		
03/30/99	137,000	Land + Bldg	Valid Sale	17299/133		
04/01/86	124,000	Land + Bldg				

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Dwelling Information

Style	Colonial Ne	Year Built	1807
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	Part	# 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	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	96
Cathedral Ceiling	x	Unheated Area	

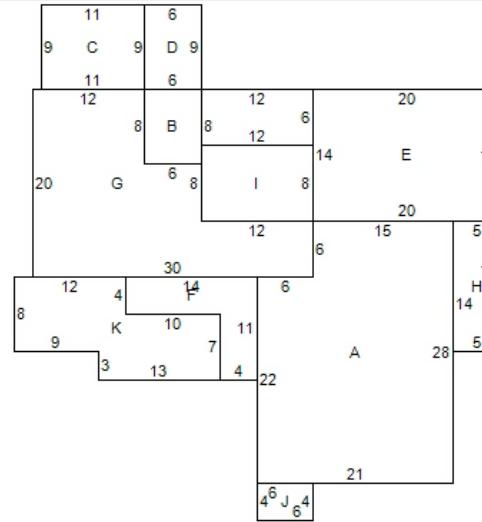
Grade & Depreciation

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

Dwelling Computations

Base Price	270,174	% Good	62
Plumbing	6,525	% Good Override	
Basement	7,683	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	1,291	C&D Factor	
		Adj Factor	1
Subtotal	285,670	Additions	87,620
Ground Floor Area	552		
Total Living Area	3,220	Dwelling Value	264,740

Building Notes



ID	Code	Description	Area
A		Main Building	552
B	11/10	OFF/1SFR	48
C	11	OFF	99
D	11/12	OFF/EPF	54
E	10/10	1SFR/1SFR	280
F	10/10	1SFR/1SFR	84
G	50/10/10	BSMT/1SFR/1SFR	456
H	50/10/10	BSMT/1SFR/1SFR	70
I	50/10/10/10	BSMT/1SFR/1SFR/...	96
J	12	EPF	24
K	31	WDK	175
L	AB1	BANK BARN	594*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bank Barn	1 x	594	594	1	1925	C	F	5,880

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	10		2,670	5		10	10		6,700
2		11			1,610	6	50	10	10		34,910
3		11	12		1,670	7	50	10	10		6,320
4		10	10		20,030	8	50	10	10	10	11,410