

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 279 ROCKLAND ST

Parcel ID: 010-133

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER** BARBOSA ELSON

JENNIFER FERNANDES

279 ROCKLAND ST

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

25043/46

Living Units 1 Neighborhood 10 Alternate ID 30-1 Vol / Pg

District

Zoning Class R1B Residential

**Property Notes** 



010-133 03/21/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	5,189			4,930

Total Acres: .3487 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	99,900	99,900	0	95,700
Building	326,000	412,500	0	315,400
Total	425,900	512,400	0	411,100

Manual Override Reason

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Info	rmation
Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
03/29/04	BM	Not At Home	Other
05/03/01	RB	Not At Home	Other

Permit Information								
Date Issued	Number	Price	Purpose		% Complete			
06/09/20	819	7,500	<b>EXTERIOR</b>	RWS				
08/26/03	40303	10,000	BLDG	Strip & Reroof	100			
12/05/00	33907	9,450	BLDG	R & R Side Porc	100			

Sales	/Ownershi <sub>l</sub>	p History
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Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee
02/26/18	425,000	Land + Bldg	Valid Sale	49532/259	Quit Claim	BARBOSA ELSON
05/06/03		Land + Bldg	Transfer Of Convenie	ence 25043/46		BARBOSA ELSON
03/31/99		Land + Bldg	Transfer Of Convenie	ence 17307/36		
03/31/99		Land + Bldg	Transfer Of Convenie	ence 17307/27		



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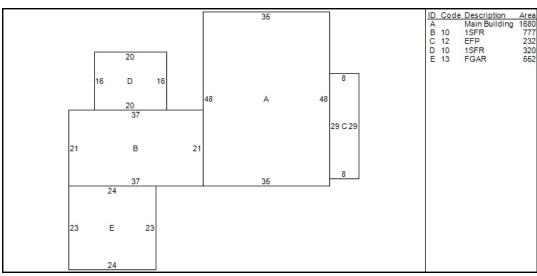
Situs: 279 ROCKLAND ST Parcel Id: 010-133 **Dwelling Information** Style Ranch Year Built 1962 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Blue In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks 1 Fuel Type Oil Openings 2 System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 7 Kitchen Type Typical Bath Type Modern Kitchen Remod Yes Bath Remod Yes Adjustments Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B-Market Adj Condition Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 351,962 Base Price % Good 76 10,150 **Plumbing** % Good Override 33,027 Basement **Functional** 9,595 Heating Economic 0 Attic % Complete 31,340 **C&D Factor Other Features** Adi Factor 1 436,070 Additions 81,090 Subtotal 1,680 **Ground Floor Area Total Living Area** 2,777 Dwelling Value 412,500

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- 1											
	Outbuilding Data										
	Туре	Size 1	Size 2	Area Qt	y 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		10			44,000				
2		12			6,000				
3		10			18,470				
4		13			12,620				