

<b>Situs : 279 ROCKLAND ST</b>	<b>Parcel ID: 010-133</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BARBOSA ELSON JENNIFER FERNANDES 279 ROCKLAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 30-1 Vol / Pg 25043/46 District Zoning R1B Class Residential

Property Notes



010-133 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,189			4,930
Total Acres: .3487 Spot: Location:				

Assessment Information				
	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				
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
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	EXTERIOR R W S	
08/26/03	40303	10,000	BLDG Strip & Reroof	100
12/05/00	33907	9,450	BLDG R & R Side Porc	100

Sales/Ownership History						
Transfer Date	Price	Type	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 Convenience	25043/46		BARBOSA ELSON
03/31/99		Land + Bldg	Transfer Of Convenience	17307/36		
03/31/99		Land + Bldg	Transfer Of Convenience	17307/27		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Frame

x

Blue

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1962

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

650

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Central Ac

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

1

2

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

7

Typical

Yes

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

Modern

Yes

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

B-

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

351,962

10,150

33,027

9,595

0

31,340

436,070

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

81,090

Ground Floor Area

Total Living Area

1,680

2,777

Dwelling Value

412,500

Building Notes

35

20

16

20

37

21

37

24

23

24

D

B

E

16

21

23

48

35

29

8

A

8

ID

Code

Description

Area

A

10

1SFR

777

C

12

FFP

232

D

10

1SFR

320

E

13

FGAR

552

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

10

44,000

2

12

6,000

3

10

18,470

4

13

12,620