


Situs : 269 ROCKLAND ST	Parcel ID: 010-134	Class : Tw o-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCQUIGGAN THERESA A 269 ROCKLAND ST BROCKTON MA 02301	Living Units 2 Neighborhood 10 Alternate ID 31 Vol / Pg 19319/350 District Zoning R1B Class Residential
Property Notes	



010-134 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,497			3,320
<div> <div>Total Acres: .3099</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,300	98,300	0	94,200
Building	308,600	345,100	0	300,600
Total	406,900	443,400	0	394,800
<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
03/29/04	BM	Not At Home	Other
03/09/01	BM	Estimated For Misc Reason	Other

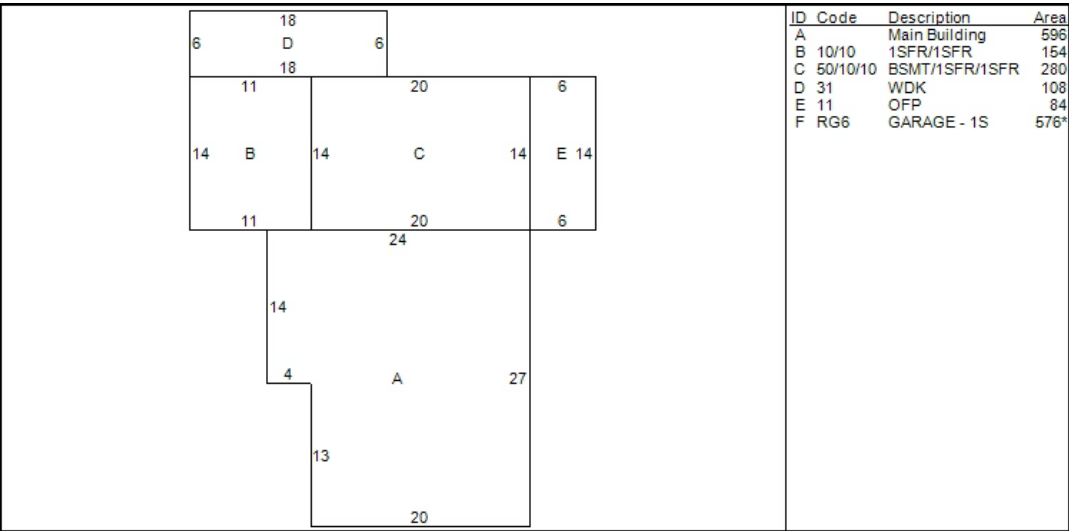
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/28/13	B58784	4,150	BLDG	Strip/Reroof	100
07/22/11	55196	2,675	BLDG	Roof Barn/Gar	0
02/10/10	52759	12,050	BLDG	Redo Frnt Stair	0
11/10/03	40881	1,600	BLDG	Pellet Stove /G	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/01		Land + Bldg	Family Sale	19319/350		
05/23/00	183,000	Land + Bldg	Valid Sale	18544/45		
06/30/98	127,000	Land + Bldg	Valid Sale	16355/217		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	281,339	% Good	62
Plumbing	9,787	% Good Override	
Basement	16,000	Functional	
Heating	7,670	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	314,800	Additions	112,590
Ground Floor Area	596		
Total Living Area	2,060	Dwelling Value	327,280

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	576	576	1	1989	B	A	17,780

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	10		40,420	
2	50	10	10		67,520	
3		31			1,920	
4		11			2,730	