

Situs : 263 ROCKLAND ST

Parcel ID: 010-135

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

HOLDER RITA
263 ROCKLAND ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 10
Alternate ID 32
Vol / Pg 38834/95
District
Zoning R1B
Class Residential

Property Notes



010-135 03/21/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|----------|-----------|-------------------|-------------|--------|
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 5,000 | | | 4,750 |

Total Acres: .3444
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|-----------------|-----------|---------|--------|---------|
| Land | 99,800 | 99,800 | 0 | 95,600 |
| Building | 380,000 | 541,000 | 0 | 364,800 |
| Total | 479,800 | 640,800 | 0 | 460,400 |

Manual Override Reason

| | | | |
|------------------------|-----------------|--------------------------------|----------|
| Value Flag | MARKET APPROACH | Base Date of Value | 1/1/2020 |
| Gross Building: | | Effective Date of Value | 1/1/2020 |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 08/04/20 | CM | Field Review | Other |
| 03/29/04 | BM | Not At Home | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|---------|----------------------|------------|
| 05/20/10 | 53249 | 184,192 | BLDG 2500sq Ft House | 0 |
| 04/14/10 | 52680 | 165,798 | BLDG New Sf House | 0 |
| 10/21/09 | 52358 | 221,405 | BLDG New House | 100 |
| 05/12/09 | 51570 | 0 | BLDG Raze | 100 |
| 08/19/03 | 40230 | 21,840 | BLDG Aluminum Roof | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|----------------------------|----------------|-----------|---------|
| 08/11/10 | 445,000 | Land + Bldg | Valid Sale | 38834/95 | | |
| 03/26/08 | 275,000 | Land + Bldg | Sale Of Portion/Other Comm | 35772/308 | | |

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Dwelling Information

| | | | |
|-----------------------|----------|-----------------------|------|
| Style | Cape | Year Built | 2010 |
| Story height | 1 | Eff Year Built | |
| Attic | Pt-Fin | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Gray | In-law Apt | No |

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 Ac | Stacks | |
| Fuel Type | Gas | Openings | |
| System Type | Hot Water | Pre-Fab | 1 |

Room Detail

| | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 4 | Full Baths | 3 |
| Family Rooms | | Half Baths | 1 |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 9 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

Adjustments

| | | | |
|--------------------------|------|------------------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

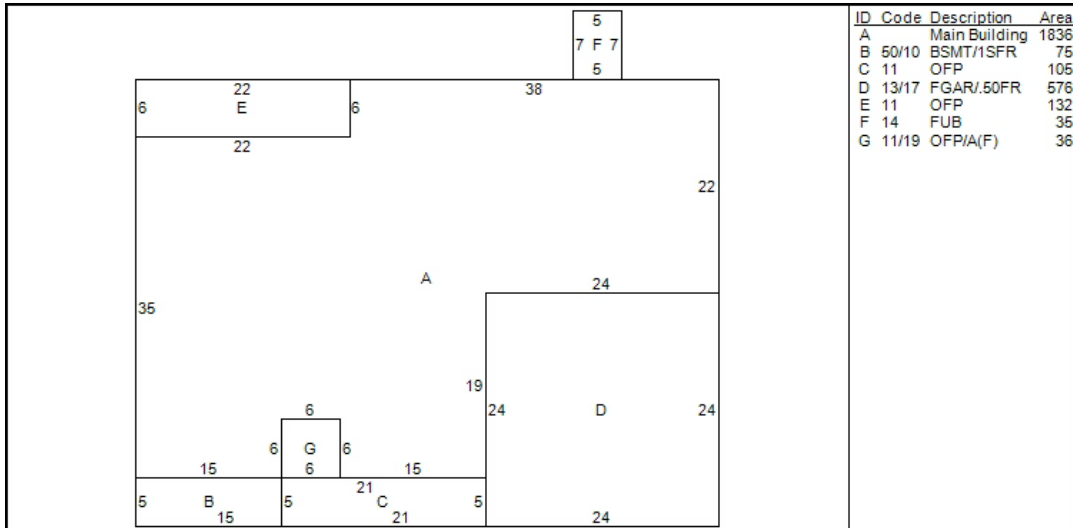
Grade & Depreciation

| | | | |
|--------------------------|------|-------------------|--|
| Grade | B | Market Adj | |
| Condition | Good | Functional | |
| CDU | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |

Dwelling Computations

| | | | |
|--------------------------|---------|------------------------|---------|
| Base Price | 403,867 | % Good | 93 |
| Plumbing | 28,999 | % Good Override | |
| Basement | 37,898 | Functional | |
| Heating | 11,010 | Economic | |
| Attic | 40,798 | % Complete | |
| Other Features | 4,099 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 526,670 | Additions | 51,150 |
| Ground Floor Area | 1,836 | | |
| Total Living Area | 2,768 | Dwelling Value | 540,950 |

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 | Line # | Low | 1st | 2nd | 3rd | Value |
|--------|-----|-----|-----|-----|--------|--------|-----|-----|-----|-----|-------|
| 1 | 50 | 10 | | | 7,250 | 5 | | 14 | | | 560 |
| 2 | | 11 | | | 2,880 | 6 | | 11 | 19 | | 1,950 |
| 3 | | 13 | 17 | | 34,880 | | | | | | |
| 4 | | 11 | | | 3,630 | | | | | | |