

Situs : 300 ROCKLAND ST	Parcel ID: 010-139	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BRANCO PAUL G & LISA R BRANCO 300 ROCKLAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 98 Vol / Pg 28277/222 District Zoning R1A Class Residential
Property Notes	



010-139 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Undeveloped	SF 35,302			9,330
Residual	SF 87,120			82,760
Total Acres: 3.04 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	187,100	187,100	0	178,900
Building	317,000	467,000	0	322,800
Total	504,100	654,100	0	501,700
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/24/04	475,000	Land + Bldg	Valid Sale	28277/222		

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Dwelling Information

Style	Colonial	Year Built	1986
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

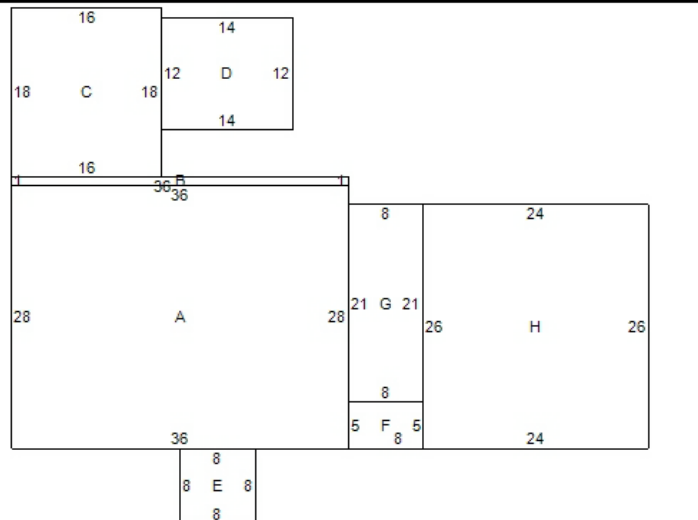
Grade & Depreciation

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

Dwelling Computations

Base Price	401,516	% Good	87
Plumbing	23,682	% Good Override	
Basement	22,834	Functional	
Heating	0	Economic	
Attic	9,833	% Complete	
Other Features	10,508	C&D Factor	
		Adj Factor	1
Subtotal	468,370	Additions	54,190
Ground Floor Area	1,008		
Total Living Area	2,508	Dwelling Value	461,670

Building Notes



ID	Code	Description	Area
A		Main Building	1008
B	16	FOVRH	36
C	10	1SFR	288
D	31	WDK	168
E	21	OMP	64
F	21	OMP	40
G	50/10	BSMT/1SFR	168
H	13	FGAR	624
I	RP1	PLASTIC LINER POOL	512"

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1987	C	A	5,330

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			16		2,780	5		21			1,220
2		10			17,310	6	50	10			12,090
3		31			2,520	7		13			16,360
4		21			1,910						