

Situs : 264 ROCKLAND ST	Parcel ID: 010-174	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHARLES JEAN 264 ROCKLAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 93 Vol / Pg 42871/233 District Zoning R1A Class Residential

Property Notes
NEEDS UPGRADES NEED COMS DUE TO SIZE



010-174 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 20,023			19,020
Total Acres: .6893 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	114,000	114,000	0	109,200
Building	447,300	570,100	0	383,800
Total	561,300	684,100	0	493,000
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
04/27/11	54725	8,000	BLDG Rpair Roof/Skyl	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/29/13	420,000	Land + Bldg	Valid Sale	42871/233		

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Dwelling Information

Style	Raised Ranch	Year Built	1986
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	2,496	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	2
Fuel Type	Oil	Openings	4
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	4
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

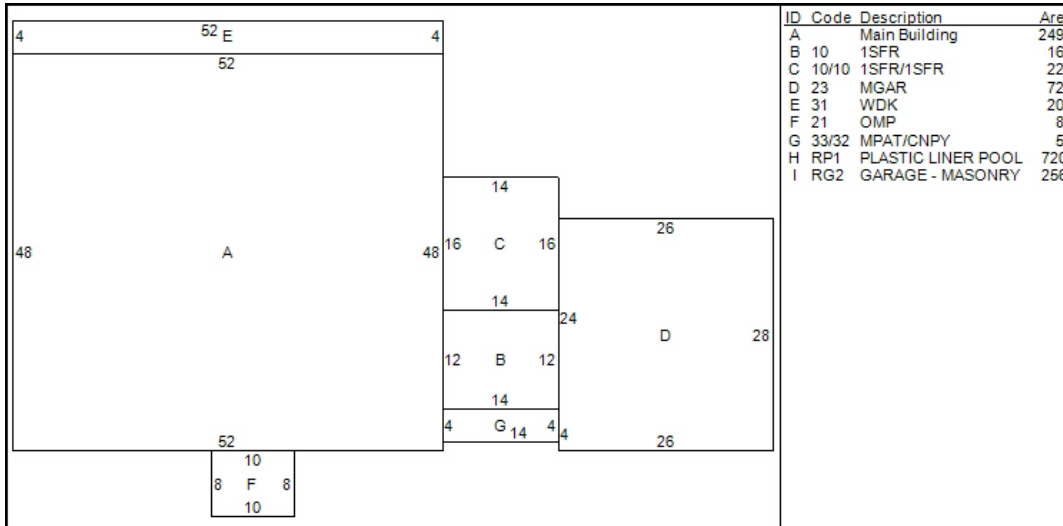
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	90
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	474,962	% Good	87
Plumbing	27,186	% Good Override	
Basement	40,517	Functional	90
Heating	11,772	Economic	
Attic	0	% Complete	
Other Features	85,484	C&D Factor	
		Adj Factor	1
Subtotal	639,920	Additions	53,880
Ground Floor Area	2,496		
Total Living Area	3,112	Dwelling Value	554,940

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	720	720	1	1986	C	A	6,590
Det Garage	16 x	16	256	1	1986	C	A	8,540

Condominium / Mobile Home Information

Complex Name	
Condo Model	C+
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		10			9,240	5		21			1,880
2		10	10		21,220	6		33	32		940
3		23			18,090						
4			31		2,510						