


| | | | | | |
|--|--|--|---------------------------------------|--------------|---------------------------|
| Situs : 284 ROCKLAND ST | | Parcel ID: 010-175 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
| CURRENT OWNER BROWN ERIC L 284 ROCKLAND ST BROCKTON MA 02301 | | GENERAL INFORMATION Living Units 1 Neighborhood 10 Alternate ID 95 Vol / Pg 36895/65 District Zoning R1A Class Residential | | | |
| Property Notes | | | | | |



010-175 03/21/2020

| Land Information | | | | |
|---------------------------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 20,052 | | | 19,050 |
| Total Acres: .6899 Spot: Location: | | | | |

| Assessment Information | | | | |
|---|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 114,100 | 114,100 | 0 | 109,300 |
| Building | 372,600 | 511,400 | 0 | 358,900 |
| Total | 486,700 | 625,500 | 0 | 468,200 |
| 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 |
| 06/22/20 | CP | Field Review | Other |
| 04/11/18 | HP | Field Review | Other |
| 03/29/04 | BM | Not At Home | Other |

| Permit Information | | | | |
|--------------------|----------|--------|----------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 01/11/19 | BP-19-24 | 15,109 | REMODEL | 100 |
| 02/01/17 | 66244 | 28,000 | ROOF/NEW | 100 |
| 05/21/12 | 56506 | 18,243 | BLDG 20 Replc Window | 100 |
| 03/31/03 | B39137 | 1,800 | BLDG Roof, Winds, Si | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------|----------------|-----------|--------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 03/04/09 | 400,000 | Land + Bldg | Valid Sale | 36895/65 | | BROWN ERIC L |

| | | | | |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 284 ROCKLAND ST | Parcel Id: 010-175 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | Colonial | Year Built | 1988 |
| 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 Ac | Stacks | 1 |
| Fuel Type | Gas | Openings | 1 |
| System Type | Warm Air | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 4 | Full Baths | 2 |
| Family Rooms | 1 | Half Baths | 1 |
| 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 | B | Market Adj | |
| Condition | Good | Functional | |
| CDU | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 439,624 | % Good | 87 |
| Plumbing | 18,124 | % Good Override | |
| Basement | 25,002 | Functional | |
| Heating | 11,985 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 11,258 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 505,990 | Additions | 71,160 |
| Ground Floor Area | 1,040 | | |
| Total Living Area | 2,868 | Dwelling Value | 511,370 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|---------------|------|-----|--------|--------|-----------|-------|-----|-----|-------|--|----|------|-------------|------|---|--|---------------|------|---|----|-----|----|---|-------|-----------|-----|---|-------|-----------|-----|---|----|-----|-----|---|----|-----|----|---|----|-------|----|---|----|-----|----|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1040</td> </tr> <tr> <td>B</td> <td>35</td> <td>STP</td> <td>63</td> </tr> <tr> <td>C</td> <td>50/10</td> <td>BSMT/1SFR</td> <td>396</td> </tr> <tr> <td>D</td> <td>13/19</td> <td>FGAR/A(F)</td> <td>624</td> </tr> <tr> <td>E</td> <td>31</td> <td>WDK</td> <td>268</td> </tr> <tr> <td>F</td> <td>31</td> <td>WDK</td> <td>32</td> </tr> <tr> <td>G</td> <td>16</td> <td>FOVRH</td> <td>80</td> </tr> <tr> <td>H</td> <td>31</td> <td>WDK</td> <td>32</td> </tr> </tbody> </table> | | | | | | | | | | | | | ID | Code | Description | Area | A | | Main Building | 1040 | B | 35 | STP | 63 | C | 50/10 | BSMT/1SFR | 396 | D | 13/19 | FGAR/A(F) | 624 | E | 31 | WDK | 268 | F | 31 | WDK | 32 | G | 16 | FOVRH | 80 | H | 31 | WDK | 32 |
| ID | Code | Description | Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | | Main Building | 1040 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 35 | STP | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 50/10 | BSMT/1SFR | 396 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | 13/19 | FGAR/A(F) | 624 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | 31 | WDK | 268 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F | 31 | WDK | 32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G | 16 | FOVRH | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | 31 | WDK | 32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | 35 | | | 700 | 5 | | | 31 | | 520 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 50 | 10 | | | 31,930 | 6 | | | 16 | | 6,090 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | 13 | 19 | | 27,140 | 7 | | | 31 | | 520 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | 31 | | | 4,260 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |