

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 284 ROCKLAND ST

Parcel ID: 010-175

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

284 ROCKLAND ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 BROWN ERIC L Neighborhood 10

Alternate ID 95 Vol / Pg 36895/65

District Zoning Class

R1A Residential

Property Notes



010-175 03/21/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	20,052			19,050

Total Acres: .6899

Spot: Location:

	Assessment Info	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:

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

	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						

Sales/Ownership History

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



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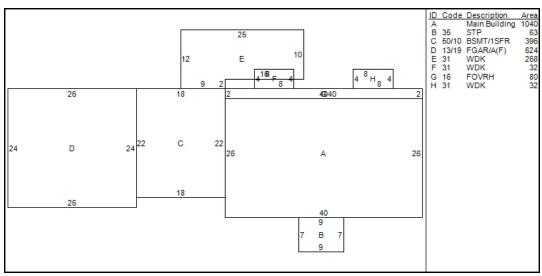
Situs: 284 ROCKLAND ST Parcel Id: 010-175 **Dwelling Information** Style Colonial Year Built 1988 Story height 2 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec 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** 439,624 Base Price % Good 87 18,124 **Plumbing** % Good Override 25,002 Basement **Functional** 11,985 Heating Economic 0 Attic % Complete 11,258 **C&D Factor Other Features** Adi Factor 1 505,990 Additions 71,160 Subtotal 1.040 **Ground Floor Area Total Living Area** 2,868 Dwelling Value 511,370

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Outbuilding Data										
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value		

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						