

Situs : 230 ROCKLAND ST

Parcel ID: 010-183

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

CREEDEN ROBERT N
& THERESA J CREEDEN
230 ROCKLAND ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	10
Alternate ID	90
Vol / Pg	17986/170
District	
Zoning	R1A
Class	Residential

Property Notes



010-183 03/21/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	20,385			19,370

Total Acres: .6976
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	114,400	114,400	0	109,600
Building	391,800	539,400	0	355,500
Total	506,200	653,800	0	465,100

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
06/22/20	CP	Field Review	Other
02/01/05	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/25/19	BP-19-1310	15,000	REMODEL	100
05/12/04	41696	6,223	BLDG Vinyl Siding	100
09/06/01	35354	6,800	BLDG Strip & Reroof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/27/99	240,000	Land + Bldg	Sale After Foreclosure	17986/170		CREEDEN ROBERT N
10/13/99	168,900	Land + Bldg	Sale After Foreclosure	17947/344		
08/12/99	237,000	Land + Bldg	Repossession	17761/163		

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Dwelling Information

Style	Ranch	Year Built	1986
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Mas&Fr	Amenities	
Masonry Trim	x		
Color	Tan	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	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	3
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	

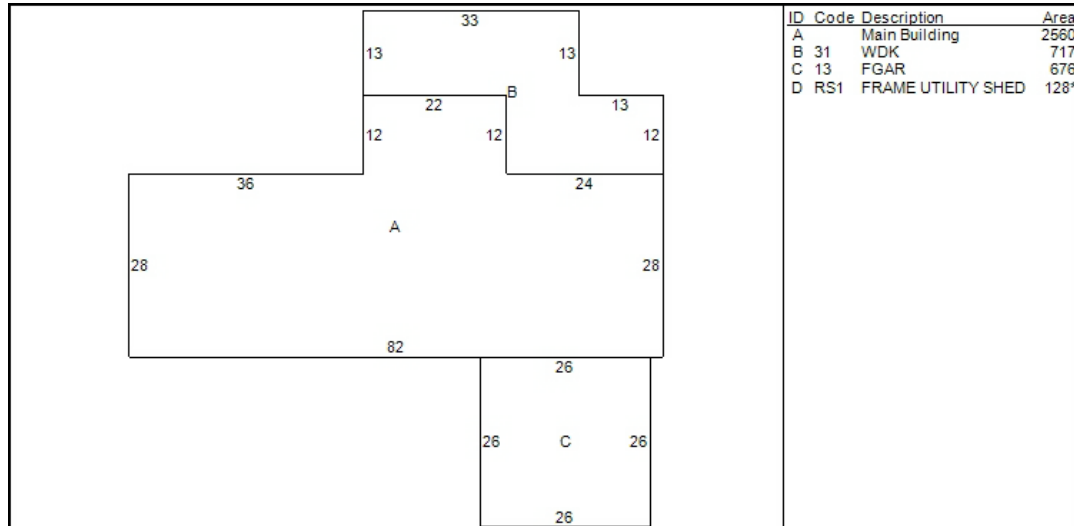
Grade & Depreciation

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

Dwelling Computations

Base Price	500,158	% Good	87
Plumbing	19,574	% Good Override	
Basement	44,698	Functional	
Heating	12,986	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	587,550	Additions	27,320
Ground Floor Area	2,560		
Total Living Area	2,560	Dwelling Value	538,490

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 16		128	1	2002	C	A	870

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
1		31			10,270
2		13			17,050