

**Situs : 240 ROCKLAND ST**

**Parcel ID: 010-184**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

SULLIVAN KERRY ANNE  
240 ROCKLAND ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 10  
Alternate ID 92  
Vol / Pg 26871/188  
District  
Zoning R1A  
Class Residential

**Property Notes**



010-184 03/21/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 20,010			19,010

Total Acres: .689  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	114,000	114,000	0	109,200
<b>Building</b>	349,800	473,800	0	347,900
<b>Total</b>	463,800	587,800	0	457,100

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/26/06	47545	21,000	BLDG Vinyl Side, Tri	0
10/16/06	47478	9,230	BLDG Strip & Reroof	0
05/12/04	41721	10,000	BLDG Replc Rear Deck	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/24/03		Land + Bldg	Transfer Of Convenience	26871/188		

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### Dwelling Information

Style	Colonial	Year Built	1985
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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

Heat Type	Central Ac
Fuel Type	Oil
System Type	Hot Water

## Fireplaces

Stacks	1
Openings	1
Pre-Fab	

### Room Detail

Bedrooms	4	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

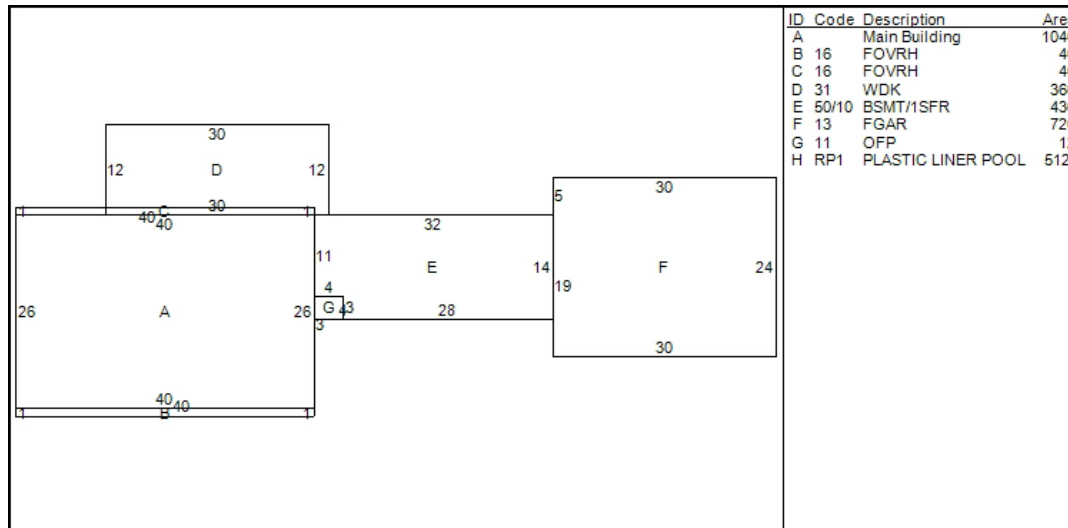
## Grade & Depreciation

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

## Dwelling Computations

Base Price	410,315	% Good	87
Plumbing	10,150	% Good Override	
Basement	23,335	Functional	
Heating	11,186	Economic	
Attic	0	% Complete	
Other Features	10,508	C&D Factor	
		Adj Factor	1
Subtotal	465,490	Additions	63,510
Ground Floor Area	1,040		
Total Living Area	2,596	Dwelling Value	468,490

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plin	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)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location  
Unit View  
Model Make (MH)

### Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		16			3,220	5		13			18,790
2		16			3,220	6		11			260
3		31			5,310						
4	50	10			32,710						