

Situs : 308 ROCKLAND ST	Parcel ID: 010-186	Class : Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
-------------------------	--------------------	---------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BUCKLEY JOHN R JR & PAULA C BUCKLEY 308 ROCKLAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 100 Vol / Pg 09180/00162 District Zoning R1A Class Residential
Property Notes	



010-186 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 24,875			23,630
Total Acres: .8007				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	118,600	118,600	0	113,600
Building	195,100	233,300	0	194,100
Total	313,700	351,900	0	307,700
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
11/07/05	45394	40,000	BLDG 16' X 20' Fam R	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				9180/162		

Situs : 308 ROCKLAND ST

Parcel Id: 010-186

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

Dwelling Information

Style	Cape	Year Built	1789
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	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	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
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	

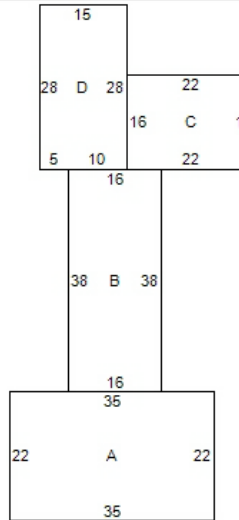
Grade & Depreciation

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

Dwelling Computations

Base Price	204,891	% Good	67
Plumbing		% Good Override	
Basement	19,226	Functional	
Heating	0	Economic	
Attic	33,116	% Complete	
Other Features	10,508	C&D Factor	
		Adj Factor	1
Subtotal	267,740	Additions	53,930
Ground Floor Area	770		
Total Living Area	2,038	Dwelling Value	233,320

Building Notes



ID	Code	Description	Area
A		Main Building	770
B	50/10	BSMT/1SFR	608
C	50/10	BSMT/1SFR	352
D	33	MPAT	420

Outbuilding Data

Type	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
1	50	10			31,890
2	50	10			18,760
3		33			3,280