

Situs : 86 ROCKLAND DR	Parcel ID: 011-042	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
LEACOCK DELVIN STACEY LEACOCK 86 ROCKLAND DR BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 11 Vol / Pg 34178/55 District Zoning R1B Class Residential
Property Notes	



011-042 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,000			4,750
Total Acres: .3444				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,800	99,800	0	95,600
Building	314,200	377,300	0	304,200
Total	414,000	477,100	0	399,800
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
08/05/20	CM	Field Review	Other

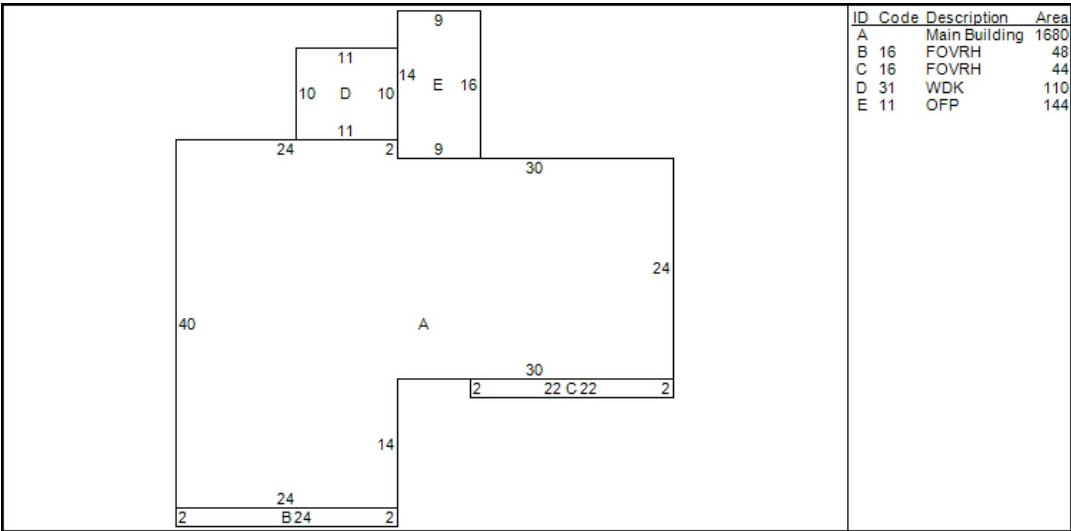
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/07	364,000	Land + Bldg	Valid Sale	34178/55		

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Dwelling Information			
Style	Split Level	Year Built	1973
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
Basement			
Basement	Full	# Car Bsm't Gar	2
FBLA Size	480	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms	1	Half Baths	
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	351,962	% Good	84
Plumbing	10,150	% Good Override	
Basement	33,027	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	40,461	C&D Factor	
		Adj Factor	1
Subtotal	435,600	Additions	11,350
Ground Floor Area	1,680		
Total Living Area	2,252	Dwelling Value	377,250

Building Notes	



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		16			3,360	
2		16			3,110	
3		31			1,600	
4		11			3,280	