

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 175 ROCKLAND DR

Parcel ID: 011-057

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER** FORTES DIANA M

175 ROCKLAND DR

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 10 Alternate ID 26

Vol / Pg 40518/325

District

Zoning Class R1A Residential

**Property Notes** 



011-057 03/21/2020

Land Information								
Туре		Size	Influence Factors	Influence %	Value			
Primary	SF	10,000			95,000			
Residual	SF	12,651			12,020			

Total Acres: .52

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	107,000	107,000	0	102,500
Building	386,500	465,900	0	313,500
Total	493,500	572,900	0	416,000

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
04/03/15	B61793	918	RI DG	Insulation	100

		Entrance Inf	ormation
Date	ID	Entry Code	Source
08/05/20	CM	Field Review	Other
01/02/01	PJS	Entry & Sign	Ow ner
05/21/98	CLT	Unimproved	Other

## Sales/Ownership History

Transfer Date	Price	Туре
10/31/11	336,500	Land + Bldg
08/15/97		Land + Bldg

Validity Valid Sale Transfer Of Convenience Deed Reference Deed Type 40518/325 15401/313

Grantee FORTES DIANA M



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## **BROCKTON**

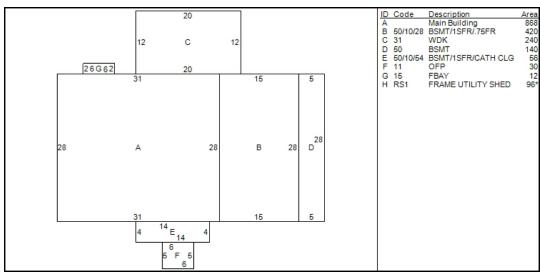
Situs: 175 ROCKLAND DR Parcel Id: 011-057 **Dwelling Information** Style Raised Ranch Year Built 1997 Story height 1.7 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar 2 FBLA Size FBLA Type Custom Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks 1 Fuel Type Oil Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms Half Baths 1 **Kitchens Extra Fixtures** Total Rooms 7 Kitchen Type Modern Bath Type Modern 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** 355,000 Base Price % Good 90 18,124 **Plumbing** % Good Override 22,208 Basement **Functional** 9,678 Heating Economic 0 Attic % Complete 38,611 **C&D Factor Other Features** Adi Factor 1 443,620 Additions 65,880 Subtotal 868 **Ground Floor Area** 2,722 Dwelling Value 465,140 **Total Living Area** 

**Building Notes** 

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			Outbuilding	Data				
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	16 x 6	3	96	1	2005	С	Α	780

	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	Line #	Low	1st	2nd	3rd	Value
1	50	10	28		52,380	5		11			810
2		31			3,960	6		15			1,620
3	50				1,620						
4	50	10	54		5,490						