


Situs : 21 RODNEY ST		Parcel ID: 180-076		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
TAYLOR DIANA (LIFE ESTATE) 21 RODNEY ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 10 Vol / Pg 24624/313 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>180-076 03/16/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,983			93,700					
Total Acres: .2521 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	93,700	93,700	0	82,200					
Building	153,500	128,400	0	147,200					
Total	247,200	222,100	0	229,400					
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						
08/21/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/28/03		Land + Bldg	Transfer Of Convenience	24624/313					

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Dwelling Information			
Style	Ranch Slab	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	60
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	6,600
Ground Floor Area	864		
Total Living Area	864	Dwelling Value	128,010
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	1 x 80		80	1	1980	C	F	220	
Frame Shed	1 x 36		36	1	1980	C	A	130	

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number			
Unit Level		Unit Location	
Unit Parking		Unit View	
Model (MH)		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			4,980	
2		33			1,620	