

Situs : 11 RODNEY ST

Parcel ID: 180-077

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CUTLER MICHAEL J
GRETCHEN U CUTLER
11 RODNEY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	11
Vol / Pg	18488/51
District	
Zoning	R1C
Class	Residential

Property Notes



180-077 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	12,475			95,670

Total Acres: .2864
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	JR	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,700	95,700	0	83,700
Building	191,600	210,400	0	201,900
Total	287,300	306,100	0	285,600

Manual Override Reason

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/12/10	53209	7,000	BLDG Reroof	0
04/15/05	43785	12,000	BLDG Strip & Reroof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/02/00	130,000	Land + Bldg	Valid Sale	18488/51		

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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		
Color	Tan	In-law Apt	No

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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

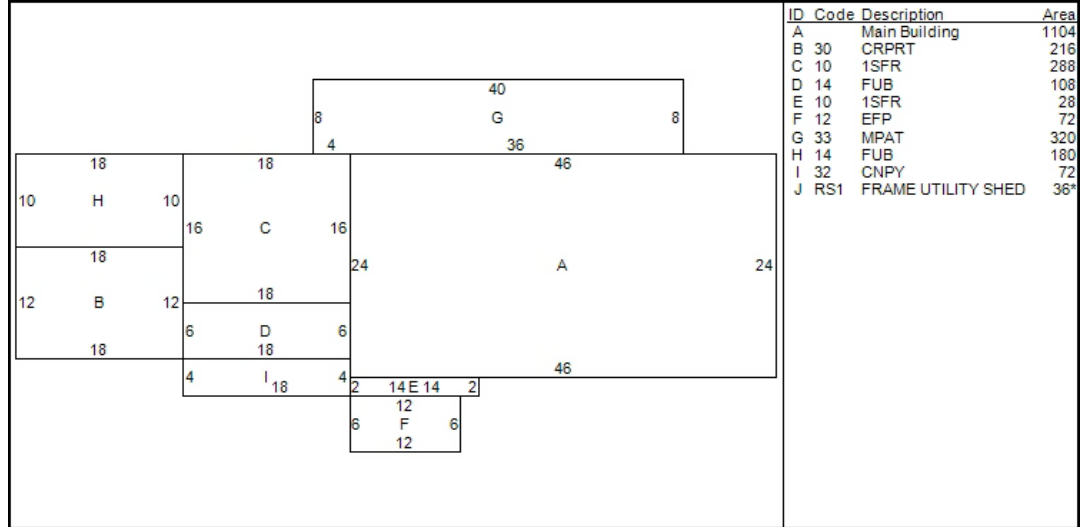
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	231,053	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,918	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	244,010	Additions	24,850
Ground Floor Area	1,104		
Total Living Area	1,420	Dwelling Value	210,300

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	36	36	1	1980	C	A	130

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		30			1,670	5		12			1,670
2		10			13,450	6		33			2,510
3		14			1,220	7		14			1,980
4		10			1,820	8		32			530