


Situs : 5 SHELDON ST		Parcel ID: 181-293		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div><p>181-293 03/16/2020</p></div>			
ROLLINS RICHARD J & CAROL ROLLINS 5 SHELDON ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 5 Vol / Pg 12861/00141 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	8,820		90,840					
Total Acres: .2025 Spot: Location:									
Assessment Information									
Land		Appraised	Cost	Income	Prior				
Building		90,800	90,800	0	80,000				
Total		183,900	192,400	0	169,200				
		274,700	283,200	0	249,200				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/16/02	36740	0	BLDG Demo 8' X 15' G	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
				12861/141					

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Central Ac	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	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

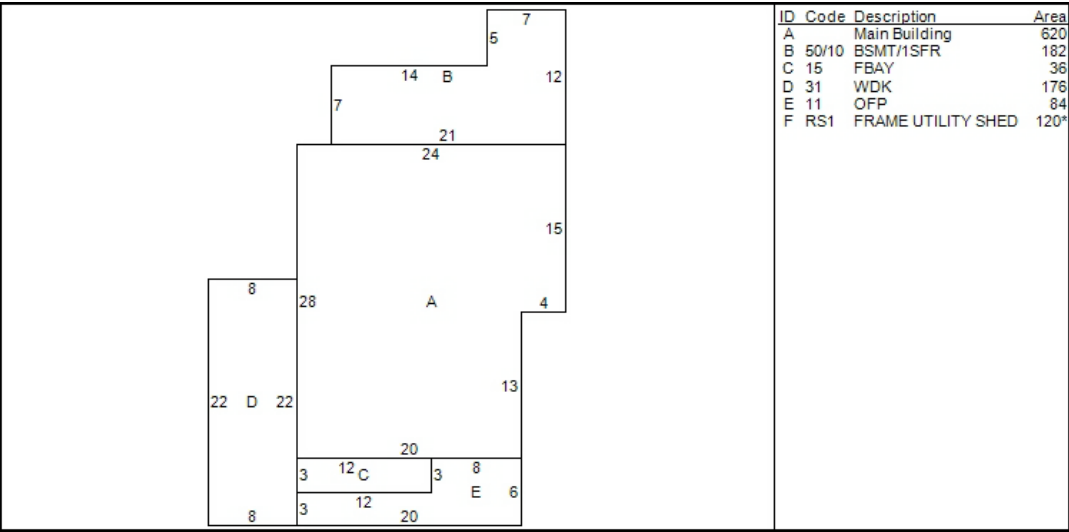
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	261,445	% Good	62
Plumbing		% Good Override	
Basement	16,356	Functional	
Heating	7,128	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	284,930	Additions	14,940

Ground Floor Area	620	Dwelling Value	191,600
Total Living Area	1,148		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x	15	120	1	2002	C	A	820

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			9,730	
2		15			2,050	
3		31			1,800	
4		11			1,360	