

Situs : 39 ROCKWELL AV

Parcel ID: 142-113

Class: Single Family Residence

Card: 1 of 1

Printed: November 12, 2023

CURRENT OWNER
 BRUTLEY WALTER W
 39 ROCKWELL AVE
 BROCKTON MA 02302

GENERAL INFORMATION
 Living Units 1
 Neighborhood 200
 Alternate ID 5-1
 Vol / Pg LC/75076
 District
 Zoning R1C
 Class Residential



142-113 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,426			144,020

Total Acres: .1705
 Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	144,000	144,000	0	108,700
Building	267,000	274,200	0	277,400
Total	411,000	418,200	0	386,100

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag MARKET APPROACH
 Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/20/20	CM	Field Review	Other
06/24/15	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/23/97	122,000	Land + Bldg	Valid Sale	LC/75076		BRUTLEY WALTER W



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Dwelling Information

Style Cape	Year Built 1960
Story height 1.7	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	In-law Apt No
Color White	

Basement

Basement Full	# Car Bsmt Gar
FBLA Size 430	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

Heat Type Basic	Stacks 1
Fuel Type Gas	Openings 1
System Type Warm Air	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

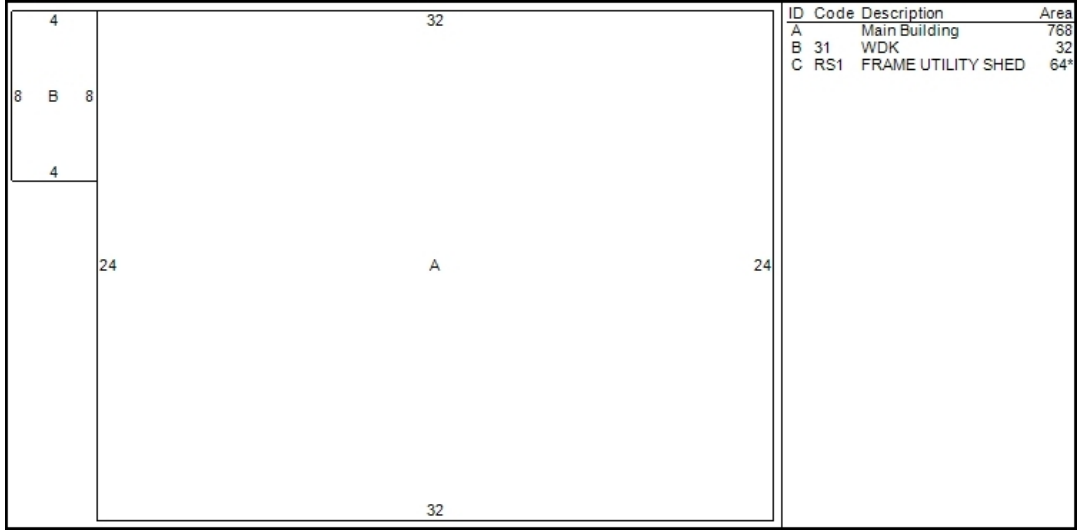
Grade C	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 300,932	% Good 76
Plumbing 6,636	% Good Override
Basement 18,829	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 33,618	C&D Factor
	Adj Factor 1
Subtotal 360,020	Additions 380

Ground Floor Area 768	
Total Living Area 1,774	Dwelling Value 274,000

Building Notes



ID	Code	Description	Area
A		Main Building	768
B	31	WDK	32
C	RS1	FRAME UTILITY SHED	64*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 64		64	1	1980	C	A	240

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		31			380