


<b>Situs : 149 WOODARD AV</b>	<b>Parcel ID: 024-087</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
HAYES JOHN KATHLEEN HAYES 149 WOODARD AV BROCKTON MA 02301	Living Units    1 Neighborhood   40 Alternate ID    62 Vol / Pg        LC/103475 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



024-087 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 472			450
<div> <div>Total Acres: .2404</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,400
Building	181,700	198,500	0	173,200
Total	277,200	294,000	0	264,600
<div> <div>Manual Override Reason</div> <div> <div>Value Flag</div> <div>Base Date of Value</div> <div>Effective Date of Value</div> </div> </div>				
<div> <div>MARKET APPROACH</div> <div>1/1/2020</div> <div>1/1/2020</div> </div>				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other
03/24/04	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/18/15	B62119	2,000	BLDG	Strip/Reroof	100
04/21/15	B61916	1,872	BLDG	Solar Panels	100
12/28/05	45703	16,000	BLDG	R & R 4 Season	0
07/11/03	39907	800	BLDG	Facia & Gutters	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/13/03	228,000	Land + Bldg	Valid Sale	LC/103475		
05/01/02		Land + Bldg	Family Sale	LC/101193		
09/27/99	140,000	Land + Bldg	Valid Sale	LC/96237		
06/09/97	95,000	Land + Bldg	Court Order/Decree	LC		

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Dwelling Information			
Style	Ranch	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	203,487	% Good	81
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	231,960	Additions	9,640
Ground Floor Area	912		
Total Living Area	1,052	Dwelling Value	197,530
Building Notes			

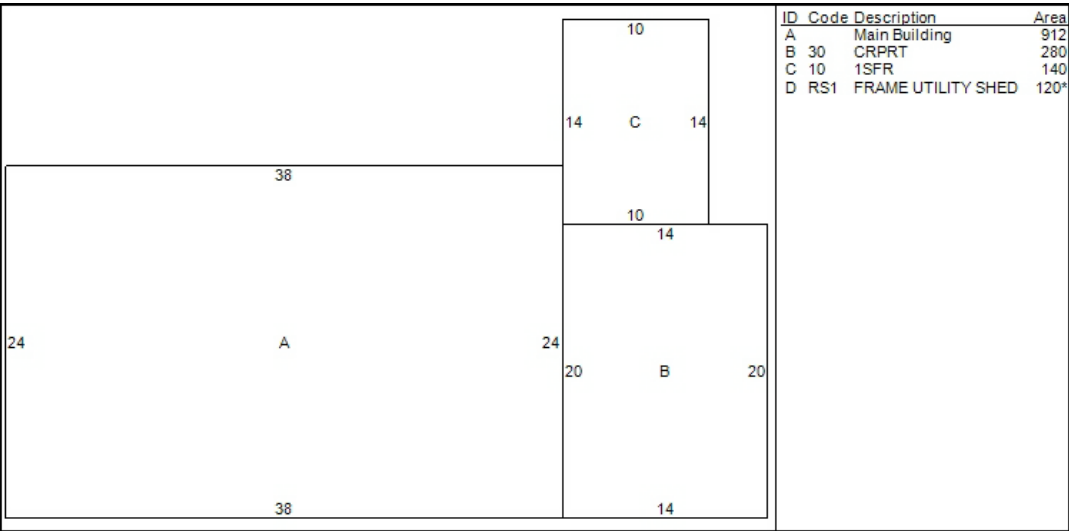
Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	1 x	120	120	1	2004	C	A	930	

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		30			2,350	
2		10			7,290	



ID	Code	Description	Area
A		Main Building	912
B	30	CRPRT	280
C	10	1SFR	140
D	RS1	FRAME UTILITY SHED	120*