

Situs : 129 WOODARD AV	Parcel ID: 024-098	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
-------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BUTLER TIMOTHY J 129 WOODARD AV BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 65 Vol / Pg LC/125452 District Zoning R1C Class Residential
Property Notes	



024-098 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,189		90,920
Total Acres: .165 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	229,500	279,900	0	230,600
Total	320,400	370,800	0	318,000
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
08/06/20	JR	Field Review	Other
05/13/09	LK	Not At Home	Other
10/16/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/31/06	46544	23,686	BLDG 26' Dorm, 1/2 B	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/14/17	307,000	Land + Bldg	Valid Sale	LC/125452	Quit Claim	BUTLER TIMOTHY J
05/21/10	225,000	Land + Bldg	Valid Sale	LC/114678		
12/12/05	245,000	Land + Bldg	Valid Sale	LC/108405		

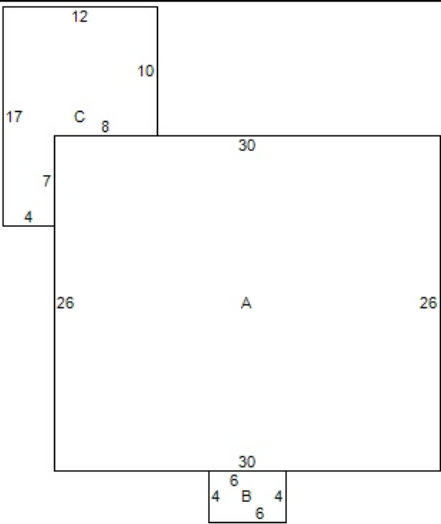
Situs : 129 WOODARD AV	Parcel Id: 024-098	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Cape	Year Built	1952
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	Typical
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
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	298,796	% Good	78
Plumbing	9,787	% Good Override	
Basement	18,692	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	20,795	C&D Factor	
		Adj Factor	1
Subtotal	348,070	Additions	2,340
Ground Floor Area	780		
Total Living Area	1,365	Dwelling Value	273,830
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	308	308	1	1957	C	A	6,050

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		11			470	
2		31			1,870	



ID	Code	Description	Area
A		Main Building	780
B	11	OFF	24
C	31	WDK	148
D	RG1	GARAGE - WD/CB	308*