

**Situs : 123 WOODARD AV**

**Parcel ID: 024-099**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

BERNARD JONAS  
123 WOODARD AV  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	40
Alternate ID	66
Vol / Pg	LC/116568
District	
Zoning	R1C
Class	Residential

## Property Notes



024-099 03/23/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,238			91,000

Total Acres: .1662  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	91,000	91,000	0	87,400
Building	206,400	242,100	0	208,400
Total	297,400	333,100	0	295,800

## Manual Override Reason

Base Date of Value 1/1/2020

**Effective Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/22/18	68212	15,000	KITCHEN	100
07/07/05	44440	1,899	BLDG See Notes	0
07/15/97	27742	882	BLDG Vinyl Window s	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/18	310,000	Land + Bldg	Valid Sale	LC/126871	Quit Claim	BERNARD JONAS
01/05/18	223,000	Land + Bldg	Sold Tw ice In Same Year	LC/126278	Quit Claim	KOHR DARRELL M
10/03/11	310,000	Land + Bldg	Family Sale	LC/116568		BERNARD JONAS

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Dwelling Information			
Style	Cape	Year Built	1947
Story height	1	Eff Year Built	1990
Attic	Ff-Wall Hgt Finished	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	199,197	% Good	87
Plumbing		% Good Override	
Basement	18,692	Functional	
Heating	0	Economic	
Attic	36,220	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	264,240	Additions	960
Ground Floor Area	780		
Total Living Area	1,170	Dwelling Value	230,850
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 286		286	1	2000	C	A	9,880
Porch	1 x 176		176	1	2000	C	A	1,350

  

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		11			440	
2		11			520	