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|-------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 117 WOODARD AV | Parcel ID: 024-100 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|-------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| | |
|---|---|
| CURRENT OWNER | GENERAL INFORMATION |
| NICKERSON ROBERT B JOAN M NICKERSON 117 WOODARD AV BROCKTON MA 02301 | Living Units 1 Neighborhood 40 Alternate ID 67 Vol / Pg LC/100662 District Zoning R1C Class Residential |
| Property Notes | |
| | |



024-100 03/23/2020

| Land Information | | | | |
|---|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,619 | | 91,550 |
| | | | | |
| Total Acres: .1749 Spot: _____ Location: _____ | | | | |

| Assessment Information | | | | |
|---|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 91,600 | 91,600 | 0 | 87,900 |
| Building | 180,000 | 196,500 | 0 | 178,700 |
| Total | 271,600 | 288,100 | 0 | 266,600 |
| 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 |
| 02/02/18 | CP | Entry & Sign | Ow ner |
| 01/27/17 | CJP | Entry & Sign | Ow ner |

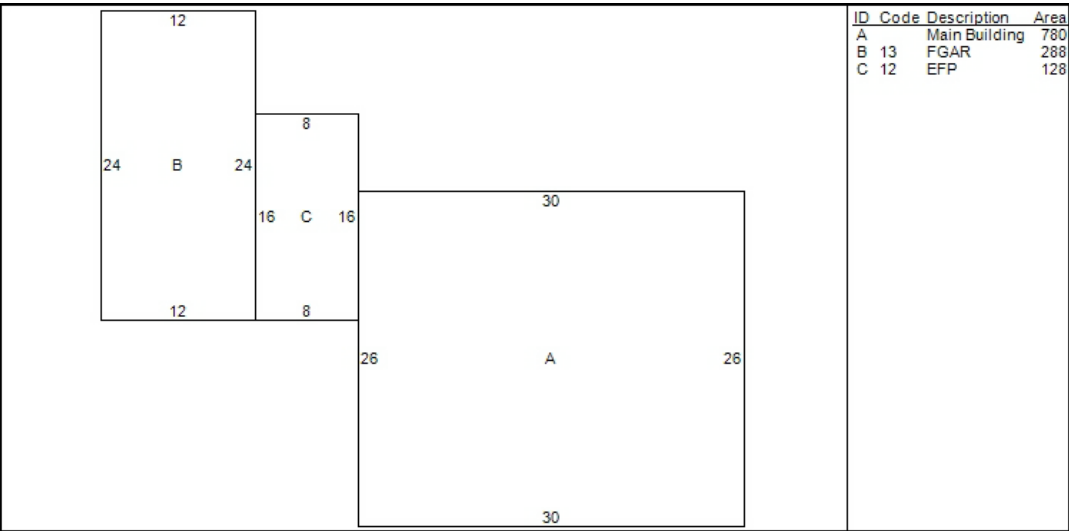
| Permit Information | | | | | |
|--------------------|--------|-------|---------|------------------|------------|
| Date Issued | Number | Price | Purpose | | % Complete |
| 12/19/14 | B61399 | 6,000 | BLDG | Insulation | 100 |
| 10/15/12 | 57300 | 2,133 | BLDG | Replc Door | 0 |
| 04/17/07 | 48318 | 4,500 | BLDG | Strip & Re-Roof | 0 |
| 11/25/02 | 38070 | 9,500 | BLDG | Vinyl Side, 1 W | 100 |
| 04/30/99 | 30598 | 3,181 | BLDG | Replace Window s | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 01/28/02 | 175,000 | Land + Bldg | Valid Sale | LC/100662 | | |
| 10/17/94 | 97,000 | Land + Bldg | Valid Sale | LC/87155 | | |
| | | | | | | |

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| Dwelling Information | | | |
|--------------------------|-----------|------------------------|---------|
| Style | Cape | Year Built | 1950 |
| Story height | 1.7 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Tan | In-law Apt | No |
| Basement | | | |
| Basement | Full | # Car Bsm't Gar | |
| FBLA Size | x | FBLA Type | |
| Rec Rm Size | 400 | 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 | 1 | Half Baths | 1 |
| 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 | Average | Functional | |
| CDU | FAIR | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 298,796 | % Good | 55 |
| Plumbing | 6,525 | % Good Override | |
| Basement | 18,692 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 20,795 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 344,810 | Additions | 6,880 |
| Ground Floor Area | 780 | | |
| Total Living Area | 1,365 | Dwelling Value | 196,530 |

| Building Notes |
|----------------|
| |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| | | | | | | | | |

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

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| 1 | | 13 | | | 4,570 | |
| 2 | | 12 | | | 2,310 | |