

Situs : 105 WOODARD AV

Parcel ID: 024-110

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
COLE AGGREY D
TAYLEISHA S BLAKE
105 WOODARD AVENUE
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 1
Neighborhood 40
Alternate ID 69
Vol / Pg LC/127721
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,687			2,550

Total Acres: .2913
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,600	97,600	0	93,500
Building	166,800	176,900	0	165,600
Total	264,400	274,500	0	259,100

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
04/12/18	CP	Field Review	Other
10/16/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/14/20	1317	19,076	SOLARPANLS	
09/05/17	67507	3,875	WNDWS Doors, Sliders	100
08/30/06	47126	4,900	BLDG Reroof Over	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/05/18	267,000	Land + Bldg	Valid Sale	LC/127721	Quit Claim	COLE AGGRET D
09/02/08	195,000	Land + Bldg	Valid Sale	LC/112421		COLE AGGREY D
08/07/00		Land + Bldg	Transfer Of Convenience	LC/97890		

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Dwelling Information

Style Cape **Year Built** 1933
Story height 1 **Eff Year Built** 1990
Attic Unfin **Year Remodeled** 2017
Exterior Walls A/V/Vinyl **Amenities**
Masonry Trim x
Color White **In-law Apt** No

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**
Fuel Type Oil **Openings**
System Type Hot Water **Pre-Fab**

Room Detail

Bedrooms 2 **Full Baths** 1
Family Rooms **Half Baths**
Kitchens **Extra Fixtures**
Total Rooms 4
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

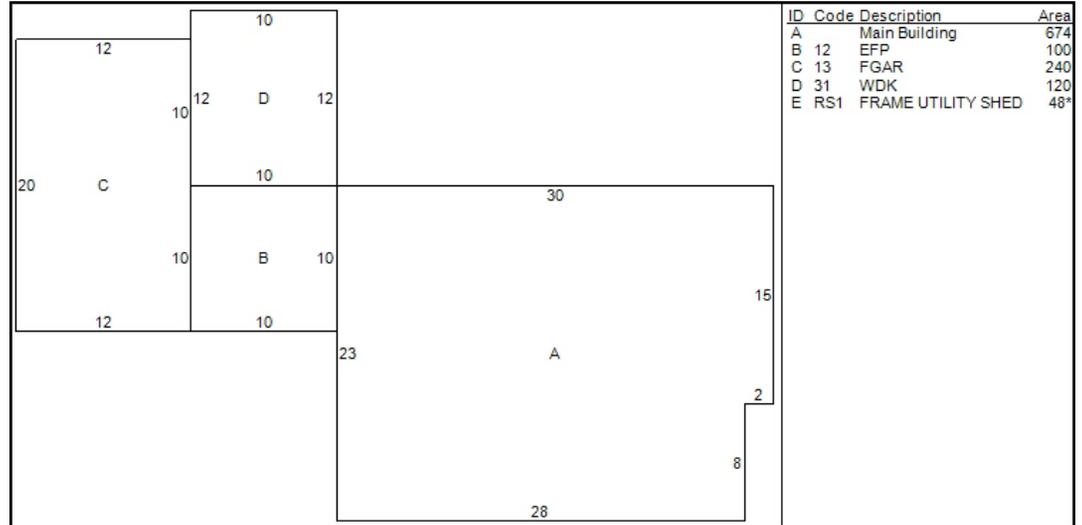
Grade & Depreciation

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

Dwelling Computations

Base Price	169,155	% Good	87
Plumbing		% Good Override	
Basement	15,873	Functional	
Heating	0	Economic	
Attic	6,835	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	191,860	Additions	9,840
Ground Floor Area	674		
Total Living Area	674	Dwelling Value	176,760

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	48	48	1	1980	C	A	180

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		12			2,700
2		13			5,570
3		31			1,570