

Situs : 105 WOODARD AV		Parcel ID: 024-110		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER				GENERAL INFORMATION					
COLE AGGREY D TAYLEISHA S BLAKE 105 WOODARD AVENUE BROCKTON MA 02301				Living Units 1 Neighborhood 40 Alternate ID 69 Vol / Pg LC/127721 District Zoning R1C Class Residential					
Property Notes									
<div></div> <div>024-110 03/23/2020</div>									

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	
Value Flag		Effective Date of Value		1/1/2020	
Gross Building:		MARKET APPROACH			

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	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

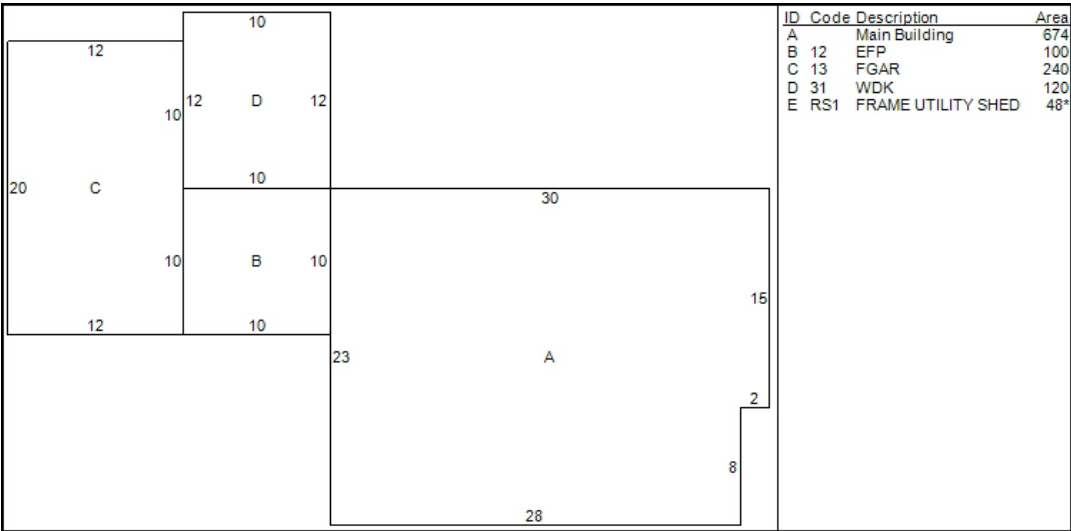
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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	Dwelling Value	176,760
Total Living Area	674		

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	