

Situs : 47 WOODARD AV

Parcel ID: 072-062

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CRUISE PROPERTIES LLC
C/O KURT PICARELLI
47 WOODARD AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 80
Vol / Pg 51418/97
District
Zoning R1C
Class Residential

Property Notes



072-062 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	200			150

Total Acres: .1653
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	180,300	186,800	0	169,000
Total	258,900	265,400	0	242,600

Manual Override Reason

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

Entrance Information

Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
08/14/20	CP	Field Review	Other
09/24/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
08/12/19	1433	5,000	EXTERIOR	R W S	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/26/19	155,000	Land + Bldg	Private Sale No Put On Market	51418/97	Quit Claim	CRUISE PROPERTIES LLC
12/10/02	182,000	Land + Bldg	Valid Sale	23638/130		TATE CAROL A

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Dwelling Information

Style	Colonial Ne	Year Built	1910
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	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	Steam	Pre-Fab	

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
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	

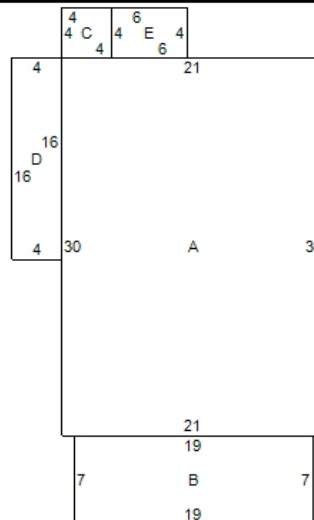
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	263,882	% Good	62
Plumbing		% Good Override	
Basement	16,508	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	280,390	Additions	6,820
Ground Floor Area	630		
Total Living Area	1,009	Dwelling Value	180,660

Building Notes



ID	Code	Description	Area
A		Main Building	630
B	12	EFP	133
C	12	EFP	16
D	50/10	BSMT/1SFR	64
E	14	FUB	24
F	RG1	GARAGE - WD/CB	320

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	320	320	1	1925	C	A	6,180

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			2,730
2		12			310
3	50	10			3,530
4		14			250