


Situs : 97 WOODARD AV		Parcel ID: 072-126	Class : Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
CURRENT OWNER BURESH KEVIN J PATRICIA A HANSON 97 WOODARD AV BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 70 Alternate ID 71 Vol / Pg 49326/151 District Zoning R1C Class Residential			
Property Notes					
<div>  <p>072-126 03/23/2020</p> </div>					

Land Information					
Type		Size	Influence Factors	Influence %	Value
	SF	6,814			78,130
Total Acres: .1564			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	78,100	78,100	0	73,300
	Building	204,300	224,400	0	209,700
	Total	282,400	302,500	0	283,000
Manual Override Reason					
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
07/02/19	CP	Field Review	Other
05/24/01	FAB	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/06/18	69496	1,000	POOL-A/G		
04/10/15	B61852	2,000	BLDG	Cellar Walls	100
12/05/97	28364	900	BLDG	Wndw s,Vinyl	40
08/15/97	27884	700	BLDG	Roof & Dormer	40

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/17	1	Land + Bldg	Transfer Of Convenience	49326/151	Quit Claim	BURESH KEVIN J
03/27/13	157,000	Land + Bldg	Valid Sale	42849/269		
06/08/00		Land + Bldg	Sale Of Portion/Other Comm	18591/135		
06/21/99	25,000	Land + Bldg	Sale Of Portion/Other Comm	17579/350		
06/01/94	70,000	Land + Bldg	Valid Sale			
11/01/82	45,900	Land + Bldg	Family Sale			

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Dwelling Information			
Style	Cape	Year Built	1947
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/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	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	274,031	% Good	69
Plumbing	6,041	% Good Override	
Basement	17,143	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	306,600	Additions	6,630
Ground Floor Area	768		
Total Living Area	1,436	Dwelling Value	218,180
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>768</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>92</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>224</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>324*</td> </tr> <tr> <td>E</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>160*</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	768	B	10	1SFR	92	C	31	WDK	224	D	RG1	GARAGE - WD/CB	324*	E	RP6	ABOVE GROUND	160*
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Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Det Garage	1 x	324	324	1	1956	C	A	6,230																	
Ag Pool	1 x	160	160	1	2018	C	A																		
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		10			4,280																				
2		31			2,350																				