

| | | | | |
|------------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 95 WOODLAND AV | Parcel ID: 100-076 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|---|
| CONLEY MARIANNE 95 WOODLAND AVE BROCKTON MA 02301 | Living Units 1 Neighborhood 60 Alternate ID 13 Vol / Pg 04820/00050 District Zoning R1C Class Residential |
| Property Notes | |
| | |



100-076 03/16/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,150 | | 90,870 |
| Total Acres: .1641 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 90,900 | 90,900 | 0 | 87,300 |
| Building | 186,400 | 213,800 | 0 | 184,800 |
| Total | 277,300 | 304,700 | 0 | 272,100 |
| 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 |
| 08/11/20 | GL | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|--------|---------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 09/19/19 | 1709 | 8,500 | EXTERIOR R W S | |
| 10/03/07 | 49346 | 30,000 | BLDG V Side, Winds, | 0 |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| | | | | 4820/50 | | |

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Dwelling Information

| | | | |
|----------------|-------------|----------------|------|
| Style | Colonial Ne | Year Built | 1910 |
| Story height | 1.7 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Natural | 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 | 1 |

Room Detail

| | | | |
|---------------|----|----------------|----|
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 7 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

Adjustments

| | | |
|-------------------|------|----------------------------------|
| Int vs Ext | Same | Unfinished Area Unheated Area |
| Cathedral Ceiling | x | |

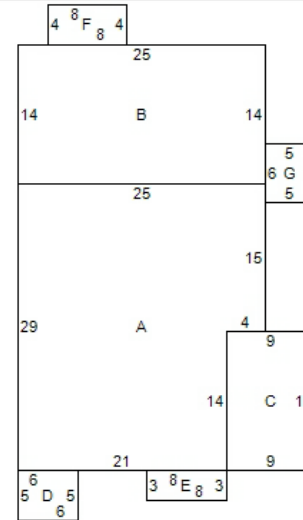
Grade & Depreciation

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

Dwelling Computations

| | | | |
|-------------------|---------|-----------------|---------|
| Base Price | 272,813 | % Good | 62 |
| Plumbing | | % Good Override | |
| Basement | 17,067 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 3,689 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 293,570 | Additions | 24,820 |
| Ground Floor Area | 669 | | |
| Total Living Area | 1,671 | Dwelling Value | 206,830 |

Building Notes



| ID | Code | Description | Area |
|----|-------|----------------|------|
| A | | Main Building | 669 |
| B | 50/10 | BSMT/1SFR | 350 |
| C | 10 | 1SFR | 126 |
| D | 11 | OFF | 30 |
| E | 50/15 | BSMT/FBAY | 24 |
| F | 14 | FUB | 32 |
| G | 35 | STP | 30 |
| H | 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 | G | 6,960 |

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 | Line # | Low | 1st | 2nd | 3rd | Value |
|--------|-----|-----|-----|-----|--------|--------|-----|-----|-----|-----|-------|
| 1 | 50 | 10 | | | 16,620 | 5 | | 14 | | | 310 |
| 2 | | 10 | | | 5,460 | 6 | | 35 | | | 190 |
| 3 | | 11 | | | 500 | | | | | | |
| 4 | 50 | 15 | | | 1,740 | | | | | | |