

Situs : 91 WOODLAND AV	Parcel ID: 100-077	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JONES TRACY L 91 WOODLAND AVE BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 14 Vol / Pg 13510/00338 District Zoning R1C Class Residential
Property Notes	



100-077 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	159,000	141,500	0	141,300
Total	249,900	232,400	0	228,600
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/30/13	B58269	10,000	BLDG Roof/Steps	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/01/95	82,500	Land + Bldg	Valid Sale			
05/01/88	135,000	Land + Bldg	Valid Sale			
				13510/338		

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### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Rem oded	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

## Heating & Cooling

## Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Steam	Pre-Fab

### 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
Cathedral Ceiling	x	Unheated Area

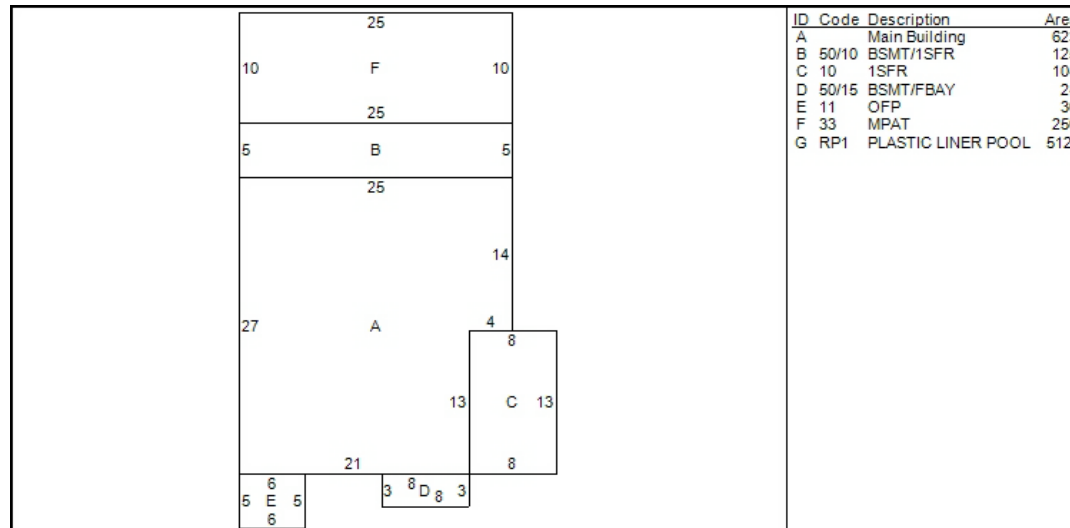
## Grade & Depreciation

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

## Dwelling Computations

<b>Base Price</b>	262,259	<b>% Good</b>	45
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,406	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	278,670	<b>Additions</b>	10,800
<b>Ground Floor Area</b>	623		
<b>Total Living Area</b>	1,343	<b>Dwelling Value</b>	136,200

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plin	1 x	512	512	1	1975	C	A	5,330

## 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			4,590	5		33			1,260
2		10			3,330						
3	50	15			1,260						
4		11			360						