

Situs : 75 WOODLAND AV		Parcel ID: 100-085		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
AUSTIN PAUL E CHERYL F AUSTIN 75 WOODLAND AVE BROCKTON MA 02301			Living Units 2 Neighborhood 60 Alternate ID 16 Vol / Pg 09876/00141 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,800			91,810				
Total Acres: .1791 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		91,800	91,800	0	88,100				
Building		364,800	416,000	0	326,300				
Total		456,600	507,800	0	414,400				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
08/14/08	50586	7,500	BLDG	Strip & Reroof		0			
08/19/03	40174	8,510	BLDG	37 Vinyl Winds		100			
07/01/03	39862	1,000	BLDG	18' A/G Pool		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
9876/141									

Situs : 75 WOODLAND AV

Parcel Id: 100-085

Class: Two-Family

Card: 1 of 1

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	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	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

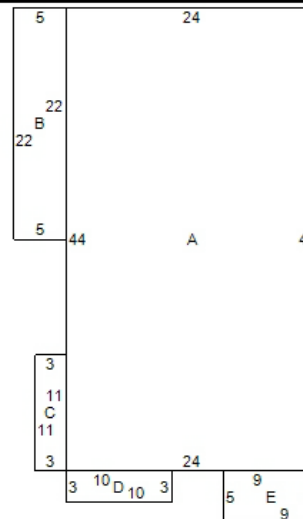
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	496,571	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	529,090	Additions	48,060
Ground Floor Area	1,056		
Total Living Area	2,814	Dwelling Value	408,900

Building Notes



ID	Code	Description	Area
A		Main Building	1056
B	11	OFF	110
C	50/15/15/15	BSMT/FBAY/FBAY/...	33
D	50/15/15/19	BSMT/FBAY/FBAY/...	30
E	11/11	OFF/OF	45
F	RG1	GARAGE - WD/CB	400*
G	RP6	ABOVE GROUND	250*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1925	C	A	7,050
Ag Pool	1 x 250		250	1	2004	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		11			3,290
2	50	15	15	15	23,750
3	50	15	15	19	17,860
4		11	11		3,160