

<b>Situs : 63 WOODLAND AV</b>	<b>Parcel ID: 100-088</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
JOSEPH NANNIE 63 WOODLAND AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 19 Vol / Pg 39426/189 District Zoning R1C Class Residential

Property Notes



100-088 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,063		89,290
Total Acres: .1392 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,300	89,300	0	85,900
Building	235,500	235,900	0	193,600
Total	324,800	325,200	0	279,500
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
07/25/18	69659	5,800	INS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/17/10	202,500	Land + Bldg	Valid Sale	39426/189		
03/30/01	180,000	Land + Bldg	Valid Sale	19581/143		
04/28/00	80,801	Land + Bldg	Court Order/Decree	18474/107		

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

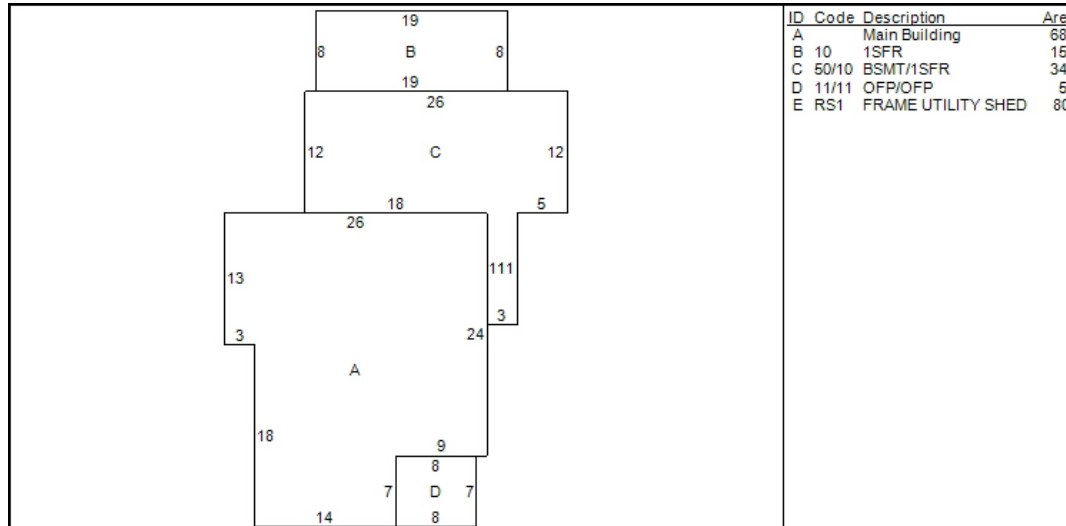
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	305,453	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	17,371	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	7,480	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	340,440	<b>Additions</b>	24,490
<b>Ground Floor Area</b>	689		
<b>Total Living Area</b>	1,875	<b>Dwelling Value</b>	235,560

**Building Notes**



ID	Code	Description	Area
A		Main Building	689
B	10	1SFR	152
C	50/10	BSMT/1SFR	345
D	11/11	OPF/OPF	56
E	RS1	FRAME UTILITY SHED	80*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2000	D	A	360

**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			6,510
2	50	10			16,430
3		11	11		1,550