


Situs : 49 WOODLAND AV	Parcel ID: 100-096	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BLACKMAN KERI M 49 WOODLAND AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 20 Vol / Pg 47793/270 District Zoning R1C Class Residential
Property Notes	



100-096 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,395		89,770
<div> <div>Total Acres: .1468</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,800	89,800	0	86,300
Building	218,500	245,700	0	179,000
Total	308,300	335,500	0	265,300
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
04/30/18	CP	Field Review	Other

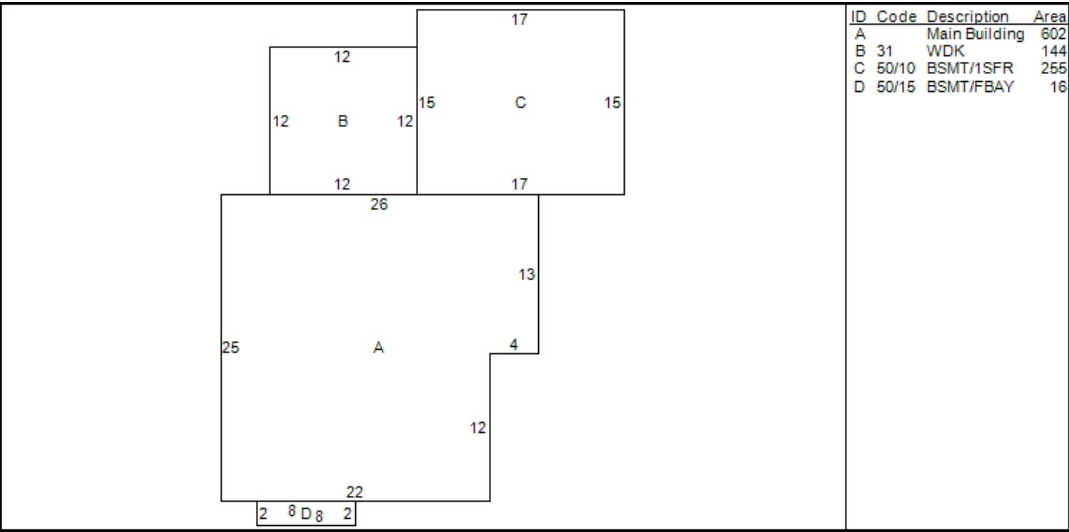
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/22/19	BP-19-847	8,700	EXTERIOR R/W/S	
03/09/17	66417	4,100	INS	100
03/21/13	B57867	300	BLDG Instl Bathroom	100
09/10/07	49198	4,000	BLDG R 9' Rotted Bea	0
02/11/04	41233	2,000	BLDG 5 Wnds, 2 Drs	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/28/16	256,500	Land + Bldg	Valid Sale	47793/270	Quit Claim	BLACKMAN KERI M
05/09/07	213,900	Land + Bldg	Valid Sale	34507/5		
04/17/07	227,250	Land + Bldg	Repossession	34394/107		
02/06/04	242,900	Land + Bldg	Valid Sale	27513/84		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Part	# 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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	257,386	% Good	82
Plumbing	9,787	% Good Override	
Basement	8,051	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	275,220	Additions	20,010
Ground Floor Area	602		
Total Living Area	1,325	Dwelling Value	245,690

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		31			1,970	
2	50	10			16,240	
3	50	15			1,800	