

**Situs : 47 WOODLAND AV**

**Parcel ID: 100-097**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

VALLE NOEL  
DORA VALLE  
47 WOODLAND AV  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	60
Alternate ID	22-3
Vol / Pg	32573/215
District	
Zoning	R1C
Class	Residential

## Property Notes



100-097 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,787			91,790

Total Acres: .1788  
Spot:

Location:

## Entrance Information

Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	91,800	91,800	0	88,100
Building	335,600	423,200	0	308,400
Total	427,400	515,000	0	396,500

## 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
07/08/05	44449	150,500	BLDG Colonial, Deck	0
07/06/05	44412	0	BLDG Demo 900 Sf Dw	0

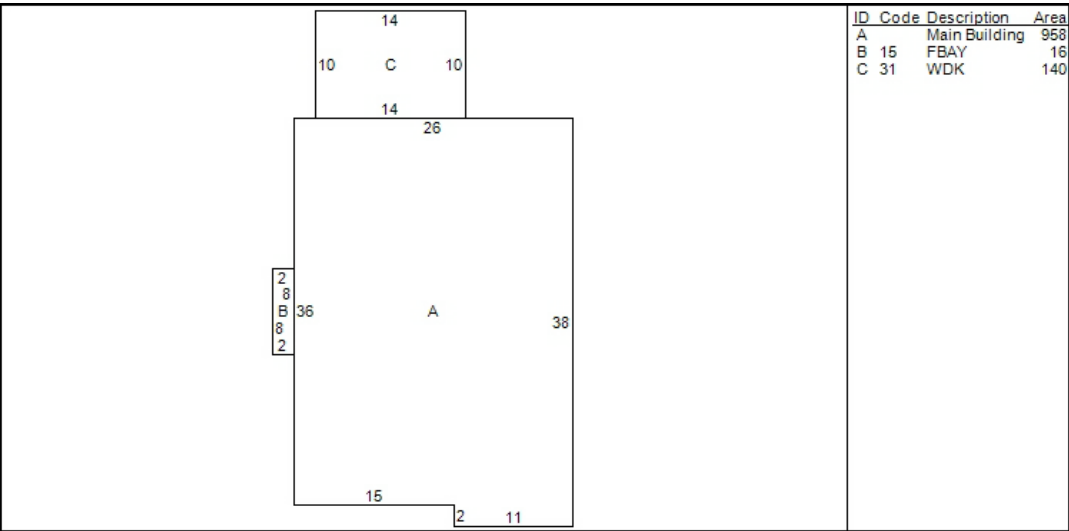
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/26/06	378,000	Land + Bldg	Valid Sale	32573/215		
08/24/05	200,000	Land + Bldg	Change After Sale (Physical)	31204/038		
12/16/04	200,000	Land + Bldg	Valid Sale	29676/187		
06/01/87	93,625	Land + Bldg	Valid Sale			
07/01/86	65,000	Land + Bldg				

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Dwelling Information			
<b>Style</b>	Colonial	<b>Year Built</b>	2006
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	540	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	1
<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>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	374,225	<b>% Good</b>	93
<b>Plumbing</b>	16,312	<b>% Good Override</b>	
<b>Basement</b>	21,282	<b>Functional</b>	
<b>Heating</b>	10,202	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	28,787	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	450,810	<b>Additions</b>	3,910
<b>Ground Floor Area</b>	958		
<b>Total Living Area</b>	2,472	<b>Dwelling Value</b>	423,160

Building Notes



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

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		15			1,770	
2		31			2,140	