


Situs : 16 ARDSLEY CR		Parcel ID: 172-432		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER NATALE GREGG N 16 ARDSLEY CR BROCKTON MA 02302			GENERAL INFORMATION Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 30112/79 District Zoning R1C Class Residential						
Property Notes REAR ADDITION 20-18, WILL FOLLOW.									
						172-432 03/16/2020			

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	13,596			97,150
Total Acres: .3121					
Spot:			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	97,200	97,200	0	84,800
	Building	314,100	431,300	0	327,000
	Total	411,300	528,500	0	411,800
Manual Override Reason					
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other
11/28/18	P&C	Field Review	Other
06/08/18	CP	Field Review	Other
05/16/18	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
12/13/17	B68095	15,000	ADDITION	21x24 Addition-Liv Rm, Bdrm & Ba	100
06/28/16	64982	400	OTHER	Cut And Remove Studs To Take D	
01/01/14	56522B	0	BLDG	Tyvek Only Fy16	100
01/01/13	56522A	0	BLDG	2nd Story In Pr	100
05/24/12	56522	34,000	BLDG	Add 2nd Story	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/08/05	33,000	Land + Bldg	Transfer Of Convenience	30112/79		
12/19/01	165,900	Land + Bldg	Valid Sale	21168/279		

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Dwelling Information			
Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	1990
Attic	Full-Fin	Year Remodeled	2013
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	9	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	408,114	% Good	82
Plumbing	15,104	% Good Override	
Basement	7,405	Functional	
Heating	11,126	Economic	
Attic	39,977	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	481,730	Additions	34,610
Ground Floor Area	1,216		
Total Living Area	3,506	Dwelling Value	429,630
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1216</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>150</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>84</td> </tr> <tr> <td>D</td> <td>10</td> <td>1SFR</td> <td>504</td> </tr> <tr> <td>E</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>112</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1216	B	31	WDK	150	C	16	FOVRH	84	D	10	1SFR	504	E	RS1	FRAME UTILITY SHED	112
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E	RS1	FRAME UTILITY SHED	112																						
Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Frame Shed	8 x 14		112	1	2015	C	A	1,650																	
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			1,890																				
2		16			5,000																				
3		10			27,720																				