

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

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

Livino

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 2
Vol / Pg 30112/79

District Zoning Class

F

R1C Residential

Property Notes

REAR ADDITION 20-18, WILL FOLLOW.



172-432 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	13,596			97,150

Total Acres: .3121 Spot:

Spot: Location:

	Assessment Info	rmation		
	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

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

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	o,	% Complete
12/13/17	B68095	15,000	A DDITION	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

Transfer Date	Price	Type
03/08/05	33,000	Land + Bldg
12/19/01	165,900	Land + Bldg

Validity	
Transfer Of Convenience	е
Valid Sale	

Deed Reference	Deed Type
30112/79	
21168/279	

Grantee



Situs: 16 ARDSLEY CR

RESIDENTIAL PROPERTY RECORD CARD 20

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2021

BROCKTON

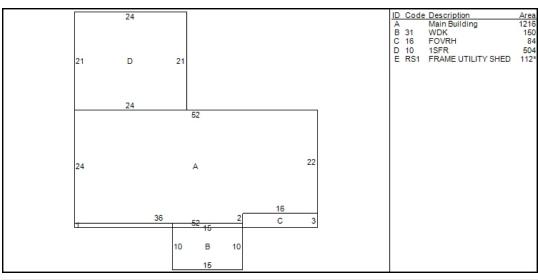
Dwelling Information Style Colonial Year Built 1960 Story height 2 Eff Year Built 1990 Attic Full-Fin Year Remodeled 2013 Exterior Walls Al/Vinyl Amenities Masonry Trim x Color Yellow In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & 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 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 0 % Good Ovr % Complete **Dwelling Computations** 408,114 Base Price % Good 82 15,104 **Plumbing** % Good Override 7,405 Basement **Functional** 11,126 Heating Economic 39,977 Attic % Complete **C&D Factor** Other Features Adi Factor 1 481,730 Additions 34,610 Subtotal 1,216 **Ground Floor Area** 3,506 Dwelling Value 429,630 **Total Living Area**

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			Outbuilding) Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grad	de Condition	Value
Frame Shed	8 x	14	112	1	2015 C	Α	1,650

Con	dominium / 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		