


Situs : 7 ARDSLEY ST		Parcel ID: 178-052		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BLANC STEPHANIE CYNTHIA DESLAURIERS 7 ARDSLEY ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 26 Vol / Pg 31335/232 District Zoning R1C Class Residential						
Property Notes									
									
178-052 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,283			92,770
Total Acres: .2361 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,800	92,800	0	81,400
Building	190,400	184,800	0	192,200
Total	283,200	277,600	0	273,600
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
08/17/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/13/98	28754	2,200	BLDG Redo Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/05	285,000	Land + Bldg	Valid Sale	31335/232		
10/30/02	234,900	Land + Bldg	Valid Sale	23262/293		
07/15/98	107,000	Land + Bldg	Valid Sale	16403/242		

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Card: 1 of 1

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Dwelling Information

Style

F To B Splt

Year Built

1965

Story height

1

Eff Year Built

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

400

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Central Ac

Stacks

1

Fuel Type

Gas

Openings

1

System Type

Warm Air

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

1

Half Baths

Kitchens

Extra Fixtures

Total Rooms

6

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

189,704

% Good

76

Plumbing

% Good Override

Basement

8,901

Functional

Heating

5,172

Economic

Attic

0

% Complete

Other Features

29,126

C&D Factor

Subtotal

232,900

Adj Factor

1

Additions

7,150

Ground Floor Area

816

Dwelling Value

184,150

Total Living Area

1,320

Building Notes

12

10

D

10

2

34

12

2

24

A

24

2

18

C

18

2

ID	Code	Description	Area
A	16	Main Building	816
B	16	FOVRH	68
C	16	FOVRH	36
D	33	MPAT	120
E	RS1	FRAME UTILITY SHED	140

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 14		140	1	1995	C	A	670

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		16			3,880
2		16			2,280
3		33			990