


Situs : 63 ARDSLEY ST		Parcel ID: 178-110		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
DEURENA CARLINA L ENGEL BIDO 63 ARDSLEY ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 63 Vol / Pg 48962/294 District Zoning R1C Class Residential		
Property Notes					
<div>  </div>					
178-110 03/16/2020					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 4,010			2,650
Total Acres: .4365 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	101,700	101,700	0	88,600
Building	188,800	200,800	0	171,700
Total	290,500	302,500	0	260,300
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
09/27/17	H/P	Field Review	Other

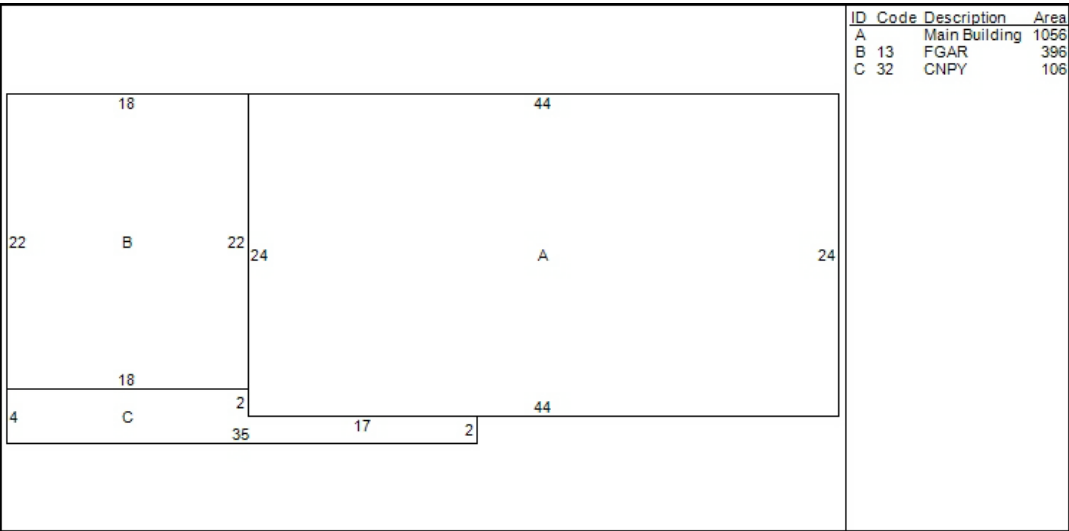
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/17	236,500	Land + Bldg	Valid Sale	48962/294	Quit Claim	DEURENA CARLINA L
05/18/12		Land + Bldg	Transfer Of Convenience	41388/286		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	252,540	Additions	8,900
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	200,830

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		13			8,060	
2		32			840	