

<b>Situs : 59 ARDSLEY ST</b>	<b>Parcel ID: 178-111</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
VELEZ LYDIA 59 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 19 Vol / Pg 51590/151 District Zoning R1C Class Residential

Property Notes
09/2013 MLS SHORT



178-111 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,463			94,330
Total Acres: .2632 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,300	94,300	0	82,600
Building	178,500	172,200	0	169,800
Total	272,800	266,500	0	252,400
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/03/19	280,000	Land + Bldg	Valid Sale	51590/151	Quit Claim	VELEZ LYDIA
09/18/13	160,000	Land + Bldg	Valid Sale	43618/282		SLINEY CHRISTIN M
05/31/02	189,000	Land + Bldg	Valid Sale	22180/276		
09/15/00		Land + Bldg	Family Sale	18880/137		

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	1

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<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>	

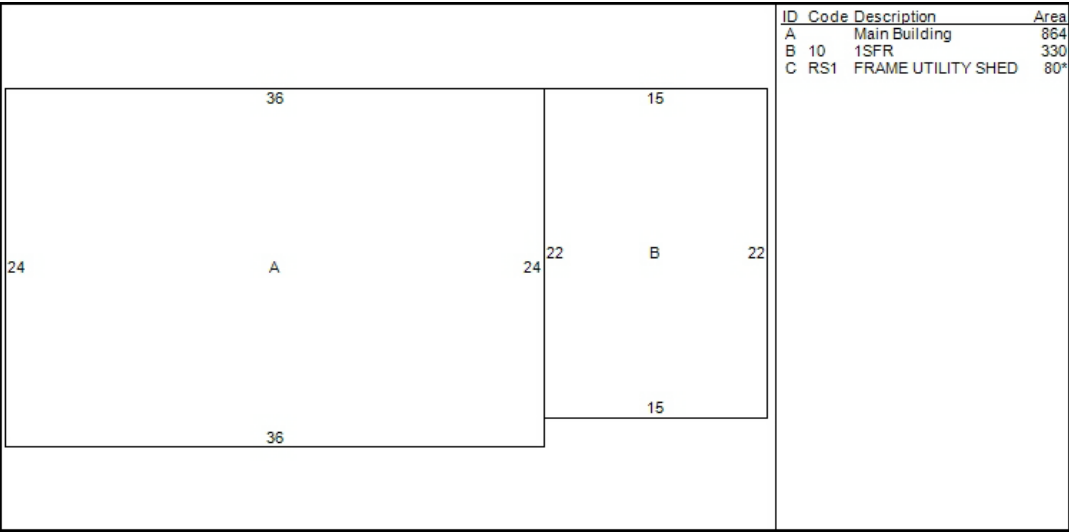
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	196,470	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	5,882	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	3,416	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	205,770	<b>Additions</b>	15,350
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,194	<b>Dwelling Value</b>	171,740

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1999	C	A	470

**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		10			15,350