

Situs : 51 ARDSLEY ST	Parcel ID: 178-112	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIRES NANCY MANUEL PIRES 51 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 20 Vol / Pg 42717/184 District Zoning R1C Class Residential

Property Notes
09/2012 MLS SHORT



178-112 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,097		89,890
Total Acres: .1859 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	79,200
Building	323,200	425,900	0	279,700
Total	413,100	515,800	0	358,900
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
03/31/20	CP	Field Review	Other
09/25/19	CP	Field Review	Other
04/09/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/18/19	BP-19-1043	30,760	ADDITION	New Addition 9x15 To 2nd Floor R 100
02/14/13	O57178	0	BLDG	Occupancy 100
09/19/12	57178	25,000	BLDG	Roof/Kit/Bth/Wn 100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
02/25/13	242,000	Land + Bldg	Valid Sale	42717/184	Grantee
09/21/12	115,000	Land + Bldg	Outlier-Written Desc Needed	41981/234	PIRES NANCY
12/01/86	140,000	Land + Bldg			

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Dwelling Information

Style

Colonial

Year Built

1960

Story height

2

Eff Year Built

2008

Attic

None

Year Remodeled

2012

Exterior Walls

Frame

Amenities

Masonry Trim

x

In-law Apt

No

Color

Tan

Basement

Basement

Pier/Slab

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Stacks

1

Fuel Type

Oil

Openings

1

System Type

Hot Water

Pre-Fab

1

Room Detail

Bedrooms

5

Full Baths

2

Family Rooms

1

Half Baths

Kitchens

Extra Fixtures

Total Rooms

9

Bath Type

Modern

Kitchen Type

Modern

Bath Remod

Yes

Kitchen Remod

Yes

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

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

375,119

% Good

87

Plumbing

9,787

% Good Override

Basement

6,807

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

13,822

C&D Factor

10

Adj Factor

1

Subtotal

405,540

Additions

36,970

Ground Floor Area

960

Dwelling Value

425,070

Total Living Area

2,471

Building Notes

15

9

B

9

40

24

A

24

40

12

24

C

24

12

5

8

E

8

5

16

16

D

8

16

ID

Code

Description

Area

A

Main Building

960

B

10

1SFR

135

C

10

1SFR

288

D

10

1SFR

128

E

11

OFF

40

F

RS1

FRAME UTILITY SHED

100*

G

RS1

FRAME UTILITY SHED

96*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

1 x 100

100

1

1980

C

A

370

Frame Shed

8 x 12

96

1

1993

C

A

410

Condominium / Mobile Home Information

Complex Name

Condo Model

C

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Addition Details

Line #

Low

1st

2nd

3rd

Value

1

10

8,960

2

10

18,360

3

10

8,610

4

11

1,040