

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 51 ARDSLEY ST

Parcel ID: 178-112

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PIRES NANCY MANUEL PIRES 51 ARDSLEY ST BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 185 Alternate ID 20 Vol / Pg 42717/184

District Zoning Class

R1C Residential

Property Notes

09/2012 MLS SHORT



178-112 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	8,097			89,890

Total Acres: .1859 Spot:

Location:

	Assessment Info	rmation								
Appraised Cost Income Pri										
Land	89,900	89,900	0	79,200						
Building	323,200	425,900	0	279,700						
Total	413,100	515,800	0	358,900						

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Manual Override Reason

		Entrance I	nformation
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 Info	rmation	
Date Issued	Number	Price	Purpose		% Complete
06/18/19	BP-19-1043	30,760	ADDITION	New Addition 9x15 To 2nd Floor I	₹ 100
02/14/13	O57178	0	BLDG	Occupancy	100
09/19/12	57178	25,000	BLDG	Roof/Kit/Bth/Wn	100
09/19/12	5/1/8	25,000	BLDG	Roof/Kit/Btn/Wn	100

Sales/Ownership History

Transfer Date	Price	Туре
02/25/13	242,000	Land + Bldg
09/21/12	115,000	Land + Bldg
12/01/86	140,000	Land + Bldg

Validity Valid Sale Outlier-Written Desc Needed Deed Reference Deed Type 42717/184 41981/234

Grantee PIRES NANCY



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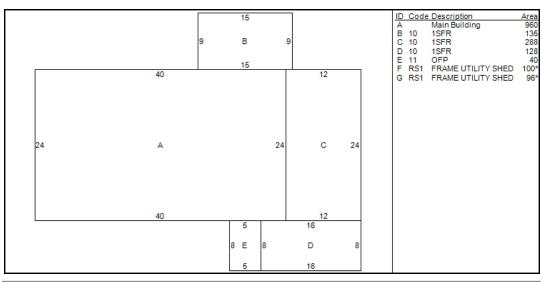
BROCKTON

Situs: 51 ARDSLEY ST Parcel Id: 178-112 **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 Color Tan 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 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 Kitchen Type Modern Bath Type Modern Kitchen Remod Yes Bath 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** 375,119 Base Price % Good 87 9,787 **Plumbing** % Good Override 6,807 Basement **Functional** 0 Heating Economic 0 Attic % Complete 13,822 C&D Factor 10 **Other Features** Adi Factor 1 405,540 Additions 36,970 Subtotal 960 **Ground Floor Area** 2,471 Dwelling Value 425,070 **Total Living Area Building Notes**

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			Outbuilding) Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	С	Α	370
Frame Shed	8 x	12	96	1	1993	С	Α	410

	Condominium / Mobile Home Information						
Complex Name Condo Model	С						
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				