

<b>Situs : 45 ARDSLEY ST</b>	<b>Parcel ID: 178-113</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KNECHT DORIS I 45 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 21 Vol / Pg 23775/198 District Zoning R1C Class Residential
Property Notes	



178-113 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,124		89,920
Total Acres: .1865 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	79,200
Building	178,300	169,100	0	168,300
Total	268,200	259,000	0	247,500
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
04/28/09	LK	Info At Door	Tenant

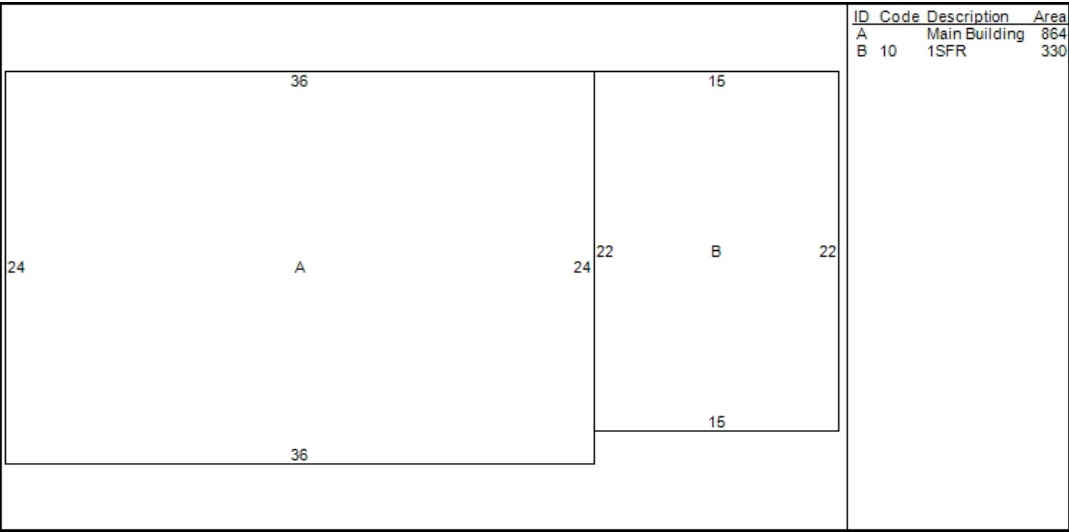
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/28/08	50502	48,857	BLDG	Rep Fire Damage	100
06/05/08	50246	8,000	BLDG	Temp Mobile Hom	0
11/04/05	45408	1,644	BLDG	2 Rooms/Garage	0
06/06/02	36901	2,750	BLDG	Strip Roof, Ven	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/24/02	179,900	Land + Bldg	Valid Sale	23775/198		
05/30/02	80,000	Land + Bldg	Repossession	22169/75		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	15,350
Ground Floor Area	864		
Total Living Area	1,194	Dwelling Value	169,140

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		10			15,350	