

Situs : 39 ARDSLEY ST	Parcel ID: 178-114	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MASSARONI ANTONETTA LE 39 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 22 Vol / Pg 40411/144 District Zoning R1C Class Residential

Property Notes



178-114 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,167		89,980
Total Acres: .1875 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,000	90,000	0	79,300
Building	187,100	198,300	0	183,600
Total	277,100	288,300	0	262,900
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/06/11		Land + Bldg	Transfer Of Convenience	40411/144		
12/04/02		Land + Bldg	Transfer Of Convenience	23591/246		

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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	Tan	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
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	No		

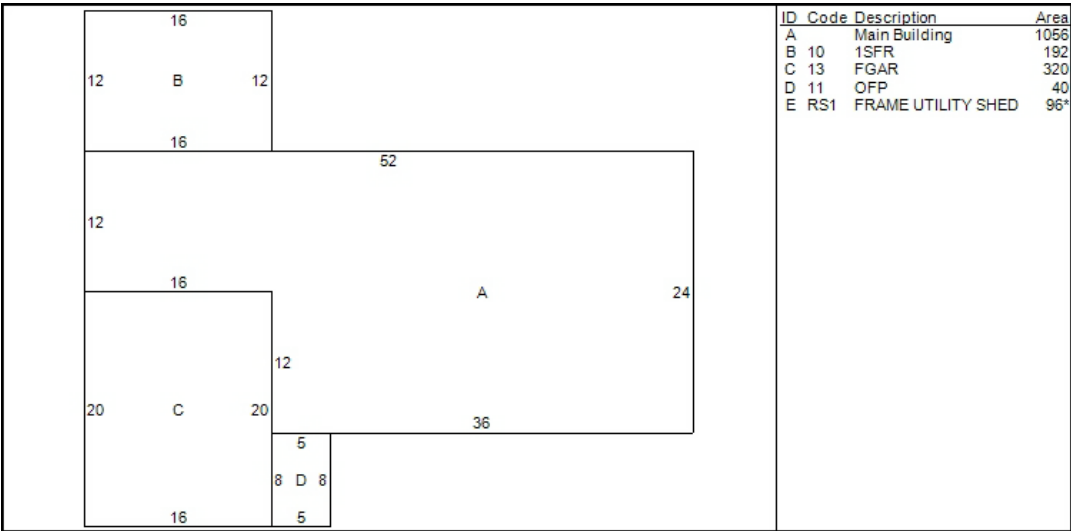
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	224,287	% Good	76
Plumbing		% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,120	Additions	17,410

Ground Floor Area	1,056	Dwelling Value	197,620
Total Living Area	1,248		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	96	96	1	2003	C	A	710

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			10,110	
2		13			6,540	
3		11			760	