

Situs : 33 ARDSLEY ST	Parcel ID: 178-115	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JEAN GUILLAUME PAXCELLI 33 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 23 Vol / Pg 51573/32 District Zoning R1C Class Residential

Property Notes
08/2012 MLS SHORT



178-115 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,382		90,260
Total Acres: .1924 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	79,500
Building	178,300	169,400	0	168,400
Total	268,600	259,700	0	247,900
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
08/29/19	267,500	Land + Bldg	Valid Sale	51573/32	Quit Claim	JEAN GUILLAUME PAXCELLI
10/16/18	1	Land + Bldg	Family Sale	50409/170	Quit Claim	HITCHCOCK JASON
08/30/12	92,000	Land + Bldg	Outlier-Written Desc Needed	41878/131		HITCHCOCK JASON
03/15/05	244,000	Land + Bldg	Valid Sale	30152/83		

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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	5		
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	15,650
Ground Floor Area	864		
Total Living Area	1,194	Dwelling Value	169,440
Building Notes			

								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>864</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>330</td> </tr> <tr> <td>C</td> <td>14</td> <td>FUB</td> <td>24</td> </tr> <tr> <td>D</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>450*</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	864	B	10	1SFR	330	C	14	FUB	24	D	RP6	ABOVE GROUND	450*
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A		Main Building	864																									
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Outbuilding Data																												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																				
Ag Pool	1 x	450	450	1	1980	C	A																					
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																							
2		14			300																							