

|                              |                           |                                       |              |                           |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| <b>Situs : 27 ARDSLEY ST</b> | <b>Parcel ID: 178-116</b> | <b>Class: Single Family Residence</b> | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER                                       | GENERAL INFORMATION  |
|---|--|
| BILOTTA BRUCE<br>27 ARDSLEY ST<br>BROCKTON MA 02302 | Living Units 1<br>Neighborhood 185<br>Alternate ID 24<br>Vol / Pg 44183/271<br>District<br>Zoning R1C<br>Class Residential |

| Property Notes                  |
|---------------------------------|
| NEW 2ND FLOOR ADDED IN 2019. CP |



178-116 03/16/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 8,621             |             | 90,580 |
| Total Acres: .1979<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 90,600    | 90,600  | 0      | 79,700  |
| Building                         | 267,000   | 341,100 | 0      | 179,900 |
| Total                            | 357,600   | 431,700 | 0      | 259,600 |
| 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  |
| 04/24/06             | BM | Not At Home  | Other  |

| Permit Information |           |         |          |                                |
|--------------------|-----------|---------|----------|--------------------------------|
| Date Issued        | Number    | Price   | Purpose  | % Complete                     |
| 03/04/19           | BP-19-309 | 150,000 | ADDITION | Ranch To Colonial Addition 100 |
| 05/23/05           | 44090     | 6,900   | BLDG     | Strip & Re-Roof 0              |

| Sales/Ownership History |         |             |            |                |           |               |
|-------------------------|---------|-------------|------------|----------------|-----------|---------------|
| Transfer Date           | Price   | Type        | Validity   | Deed Reference | Deed Type | Grantee       |
| 03/28/14                | 197,000 | Land + Bldg | Valid Sale | 44183/271      |           | BILOTTA BRUCE |

|                       |                    |                                |              |                           |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
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| Dwelling Information  |           |                 |         |
|-----------------------|-----------|-----------------|---------|
| Style                 | Colonial  | Year Built      | 1960    |
| Story height          | 2         | Eff Year Built  | 2008    |
| Attic                 | None      | Year Remodeled  | 2019    |
| Exterior Walls        | Al/Vinyl  | Amenities       |         |
| Masonry Trim          | x         | In-law Apt      | No      |
| Color                 | Blue      |                 |         |
| 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              | 4         | Full Baths      | 2       |
| Family Rooms          | 1         | Half Baths      |         |
| Kitchens              |           | Extra Fixtures  |         |
| Total Rooms           | 8         |                 |         |
| 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         | 0         | % Good Ovr      |         |
| % Complete            |           |                 |         |
| Dwelling Computations |           |                 |         |
| Base Price            | 350,110   | % Good          | 87      |
| Plumbing              | 9,787     | % Good Override |         |
| Basement              | 6,353     | Functional      |         |
| Heating               | 0         | Economic        |         |
| Attic                 | 0         | % Complete      |         |
| Other Features        | 0         | C&D Factor      |         |
|                       |           | Adj Factor      | 1       |
| Subtotal              | 366,250   | Additions       | 22,100  |
| Ground Floor Area     | 864       |                 |         |
| Total Living Area     | 2,058     | Dwelling Value  | 340,740 |
| Building Notes        |           |                 |         |

| Outbuilding Data |        |        |      |     |        |       |           |       |  |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|--|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |  |
| Frame Shed       | 8 x 8  |        | 64   | 1   | 2000   | C     | A         | 390   |  |

  

| Condominium / Mobile Home Information |  |                 |  |
|---------------------------------------|--|-----------------|--|
| Complex Name                          |  |                 |  |
| Condo Model                           |  |                 |  |
| Unit Number                           |  |                 |  |
| Unit Level                            |  | Unit Location   |  |
| Unit Parking                          |  | Unit View       |  |
| Model (MH)                            |  | Model Make (MH) |  |

  

| Addition Details |     |     |     |     |        |  |
|------------------|-----|-----|-----|-----|--------|--|
| Line #           | Low | 1st | 2nd | 3rd | Value  |  |
| 1                |     | 14  |     |     | 350    |  |
| 2                |     | 10  |     |     | 18,970 |  |
| 3                |     | 31  |     |     | 2,780  |  |