

Situs : 21 ARDSLEY ST	Parcel ID: 178-117	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANDERSON NAPHTALI D SHERELL N ANDERSON 21 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 25 Vol / Pg 46336/32 District Zoning R1C Class Residential

Property Notes
11/2015 SHORT SALE W/APPROVAL



178-117 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,079		89,860
Total Acres: .1855 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	79,200
Building	183,600	177,800	0	182,100
Total	273,500	267,700	0	261,300
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
05/17/18	CP	Field Review	Other

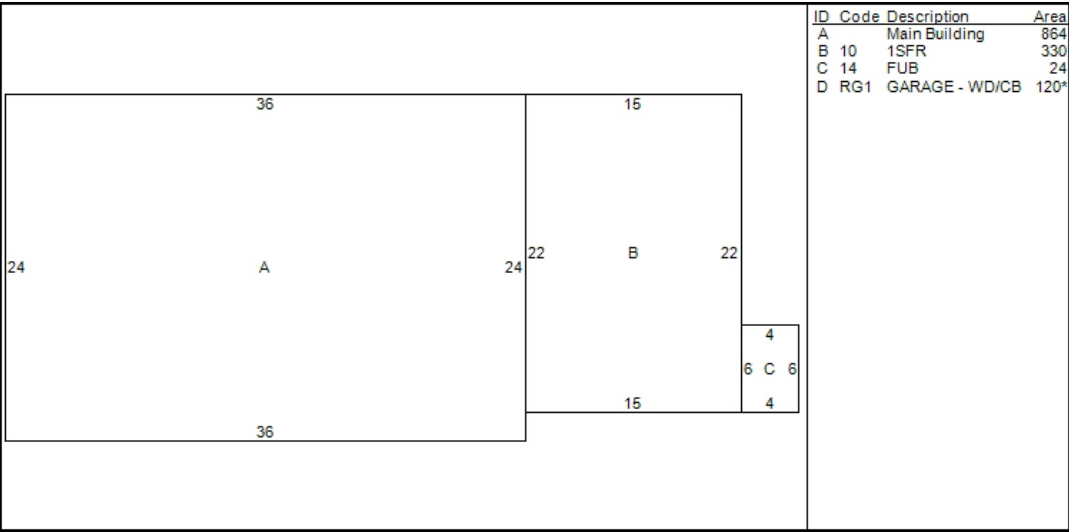
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/27/17	67985	13,000	WNDWS	100
09/26/17	B67644	27,000	ROOF/NEW	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
12/01/15	180,000	Land + Bldg	Outlier-Written Desc Needed	46332/32	
10/24/03	242,500	Land + Bldg	Valid Sale	26873/92	
Grantee ANDERSON NAPHTALI D					

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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	In-law Apt	No
Color	White		
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	1	Half Baths	1
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	6,041	% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	208,390	Additions	15,650
Ground Floor Area	864		
Total Living Area	1,194	Dwelling Value	174,030

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 120		120	1	1980	C	F	3,810

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	