


Situs : 6 ARDSLEY ST		Parcel ID: 178-120		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BJORNHOLM CARLETON L & PATRICIA M BJORNHOLM 6 ARDSLEY ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 1 Vol / Pg 02767/00217 District Zoning R1C Class Residential						
Property Notes									
									
178-120 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,575		87,880
Total Acres: .1509 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,900	87,900	0	77,700
Building	186,700	175,700	0	180,000
Total	274,600	263,600	0	257,700
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
04/24/06	BM	Not At Home	Other

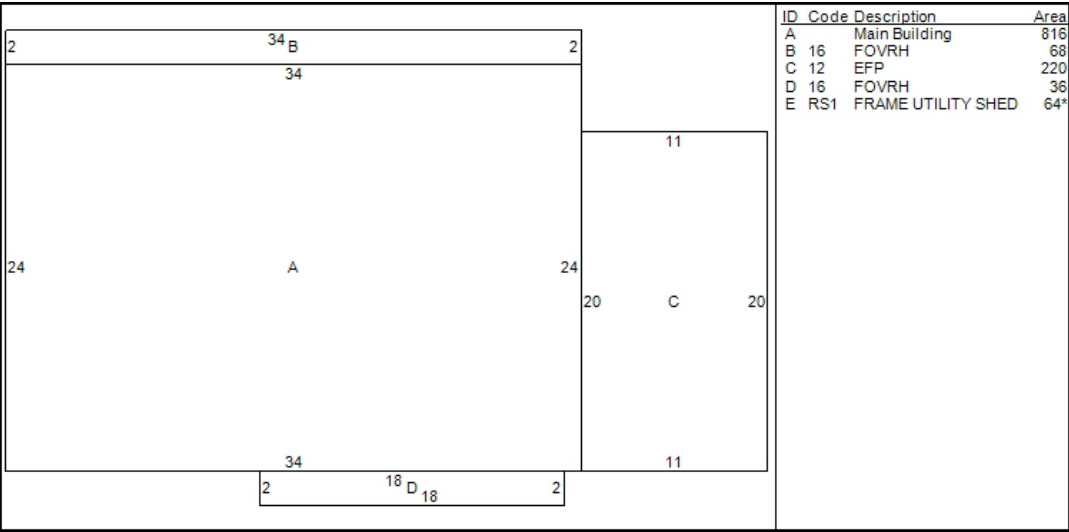
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/01/04	41300	4,500	BLDG Strip & Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				2767/217		

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Dwelling Information			
Style	F To B Splt	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	Gray		
Basement			
Basement	Part	# Car Bsm t Gar	1
FBLA Size	326	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
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	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	17,922	C&D Factor	
		Adj Factor	1
Subtotal	216,530	Additions	10,860
Ground Floor Area	816		
Total Living Area	1,246	Dwelling Value	175,420

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 64		64	1	1990	C	G	290

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		16			3,570	
2		12			5,090	
3		16			2,200	