


Situs : 8 ARDSLEY ST		Parcel ID: 178-121		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CARPENTIERI EILEEN M & LOUIS O CARPENTIERI 8 ARDSLEY ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 15458/20 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>178-121 03/16/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,500		89,100					
Total Acres: .1722 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	89,100	89,100	0	78,600					
Building	189,900	186,600	0	185,700					
Total	279,000	275,700	0	264,300					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/09/01	34517	2,275	BLDG 24 X 52 A/G Poo	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/04/97	89,000	Land + Bldg		15458					
09/01/94	75,000	Land + Bldg	Valid Sale						

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**Dwelling Information**

<b>Style</b>	F To B Splt	<b>Year Built</b>	1964
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	400	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

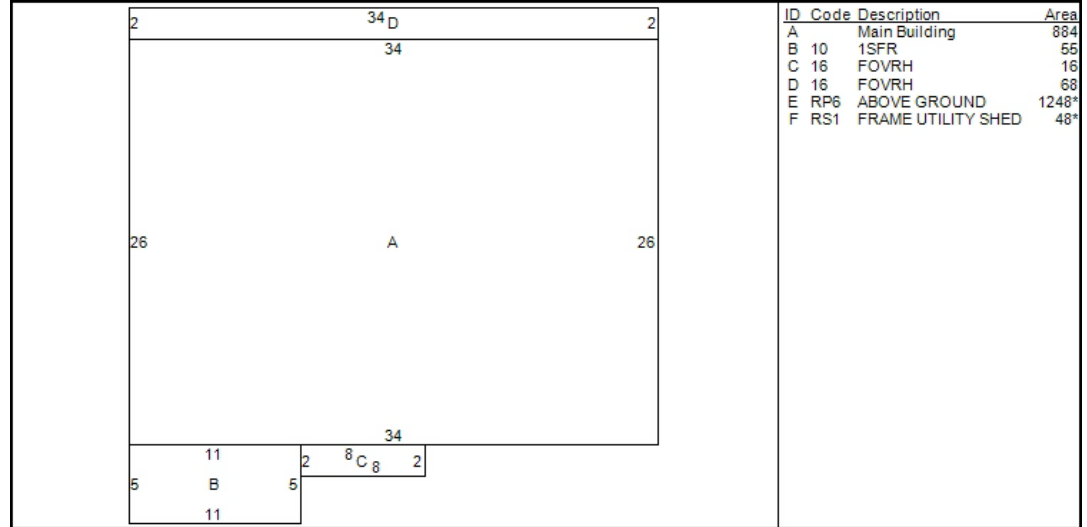
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	199,478	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	5,438	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	19,744	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	234,020	<b>Additions</b>	8,520
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,423	<b>Dwelling Value</b>	186,380

**Building Notes**



ID	Code	Description	Area
A		Main Building	884
B	10	1SFR	55
C	16	FOVRH	16
D	16	FOVRH	68
E	RP6	ABOVE GROUND	1248
F	RS1	FRAME UTILITY SHED	48

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	1248	1,248	1	2002	C	A	
Frame Shed	1 x	48	48	1	1987	C	A	180

**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			3,270
2		16			1,370
3		16			3,880