

Situs : 16 ARDSLEY ST	Parcel ID: 178-122	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HENSON DAVID (LE) MICHELLE HENSON (LE) 16 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 2A Vol / Pg 50558/55 District Zoning R1C Class Residential
Property Notes	



178-122 03/16/2020

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	182,300	169,300	0	175,500
Total	271,400	258,400	0	254,100
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

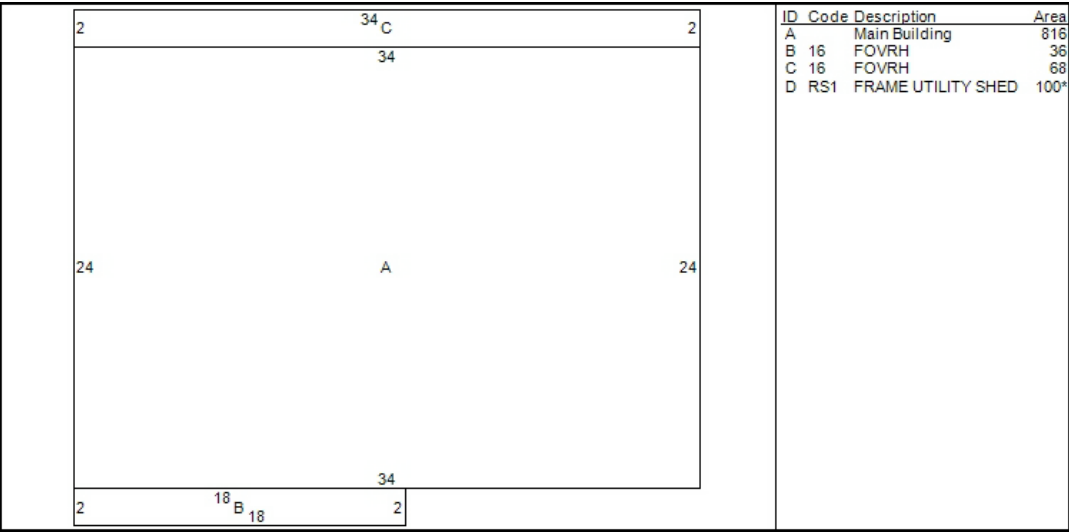
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/07/11	55712	3,781	BLDG Replace Shed	0
11/08/05	45423	2,000	BLDG 4 Vinyl Rep Win	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/27/18	1	Land + Bldg	Transfer Of Convenience	50558/55	Quit Claim	HENSON DAVID (LE)
12/07/00	85,000	Land + Bldg	Outlier-Written Desc Needed	19143/122		
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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	Green		
Basement			
Basement	Part	# Car Bsm t Gar	
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	1	Half Baths	
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	Average	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	16,092	C&D Factor	
		Adj Factor	1
Subtotal	214,700	Additions	5,770
Ground Floor Area	816		
Total Living Area	1,246	Dwelling Value	168,940

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1980	C	A	370

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			2,200	
2		16			3,570	