

Situs : 24 ARDSLEY ST	Parcel ID: 178-123	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AMADO JOAO D C/O JENNIFER LA FLEUR STAPLETON 50 OAK ST EXT 510 BROCKTON MA 02301	Living Units 1 Neighborhood 185 Alternate ID 3 Vol / Pg 47269/120 District Zoning R1C Class Residential
Property Notes	



178-123 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,136			93,900
Total Acres: .2556 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,900	93,900	0	82,300
Building	195,900	216,400	0	191,400
Total	289,800	310,300	0	273,700
Manual Override Reason Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

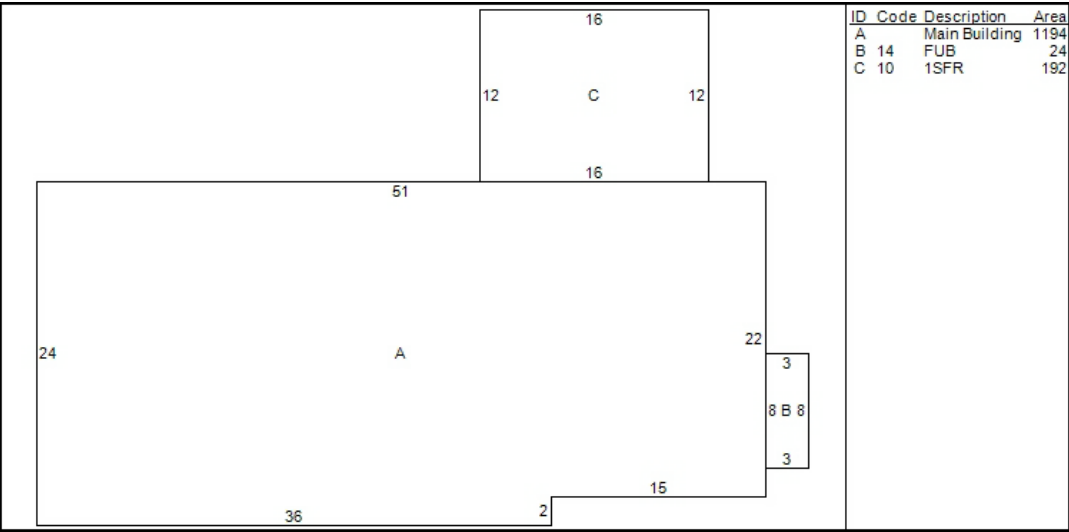
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/13/06	47644	5,000	BLDG 12 X 16 Sunroom	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/02/16	246,000	Land + Bldg	Valid Sale	47269/120	Quit Claim	AMADO JOAO D
07/22/13	190,000	Land + Bldg	Valid Sale	43379/262		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
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	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	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	244,084	% Good	82
Plumbing		% Good Override	
Basement	7,308	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	251,390	Additions	10,250
Ground Floor Area	1,194		
Total Living Area	1,386	Dwelling Value	216,390

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		14			330	
2		10			9,920	