


Situs : 32 ARDSLEY ST		Parcel ID: 178-124		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER	GENERAL INFORMATION
LANGER DAVID R TRUSTEE SHARON E LANGER IRR TRUST 32 ARDSLEY ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 4 Vol / Pg 39968/120 District Zoning R1C Class Residential
Property Notes	



178-124 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	12,381		95,540
Total Acres: .2842 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	83,600
Building	196,500	220,800	0	199,300
Total	292,000	316,300	0	282,900
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
04/28/09	LK	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/10/08	50273	10,000	BLDG	Garage To Fam R	100
04/16/08	50020	4,500	BLDG	14 X 12 Shed	100
07/12/04	42217	25,000	BLDG	Add 12 X 13 Bdr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/26/11		Land + Bldg	Transfer Of Convenience	39968/120		
12/10/02	229,900	Land + Bldg	Valid Sale	23638/165		
08/01/89	126,000	Land + Bldg	Valid Sale			

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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		
Color	White	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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	1

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	

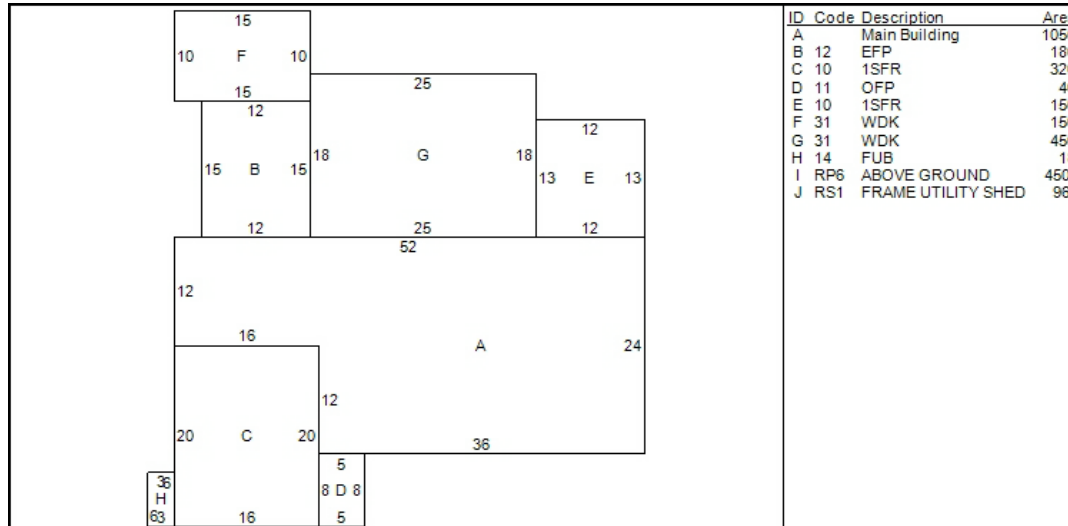
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	224,287	% Good	76
Plumbing		% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	240,530	Additions	37,010
Ground Floor Area	1,056		
Total Living Area	1,532	Dwelling Value	219,810

Building Notes



ID	Code	Description	Area
A		Main Building	1056
B	12	EFP	180
C	10	1SFR	320
D	11	QFP	40
E	10	1SFR	156
F	31	WDK	150
G	31	WDK	450
H	14	FUB	18
I	RP6	ABOVE GROUND	450*
J	RS1	FRAME UTILITY SHED	96*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1988	C	A	
Frame Shed	1 x	96	96	1	2008	C	A	940

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	Line #	Low	1st	2nd	3rd	Value
1		12			4,180	5		31			1,750
2		10			16,490	6		31			5,240
3		11			760	7		14			230
4		10			8,360						