


Situs : 12 DANDY RD		Parcel ID: 173-284	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER HENDERSON GRANT R PATRICIA HENDERSON 12 DANDY RD BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 15279/252 District Zoning R1C Class Residential			
Property Notes <div style="height: 100px;"></div>					



173-284 03/16/2020

Land Information						Assessment Information				
Type		Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	10,000			95,000	Land	96,400	96,400	0	92,400
Residual	SF	1,500			1,430	Building	217,300	272,500	0	196,700
						Total	313,700	368,900	0	289,100
Total Acres: .264 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 Value Flag MARKET APPROACH Gross Building:				

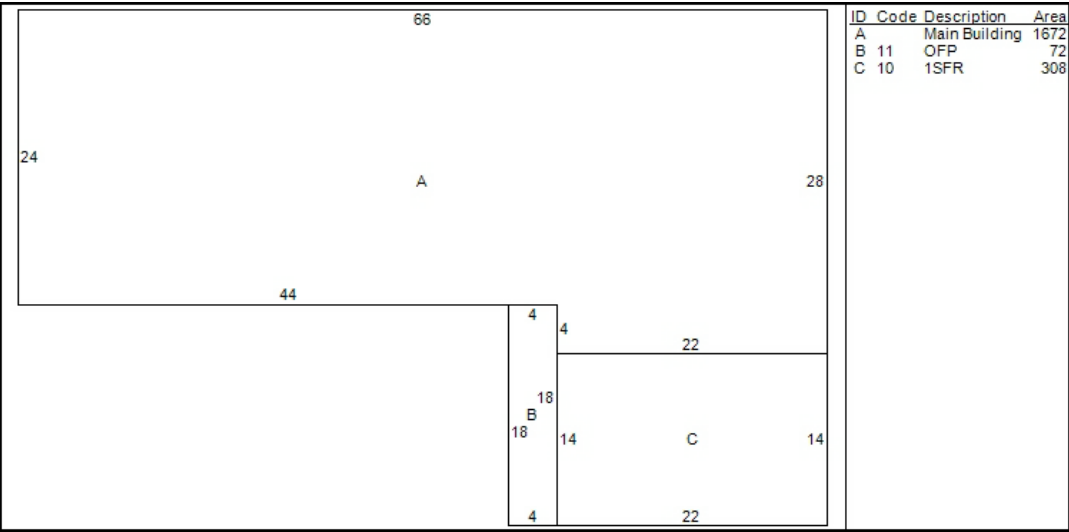
Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
09/04/20	CM	Field Review	Other	10/16/17	B67758	11,000	ROOF/NEW	100
05/16/18	CP	Field Review	Other					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/27/97	120,000	Land + Bldg		15279/252		
07/01/92	115,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1965
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	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	9		
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	312,999	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,371	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	337,790	Additions	15,730
Ground Floor Area	1,672		
Total Living Area	1,980	Dwelling Value	272,450

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		11			1,370	
2		10			14,360	