
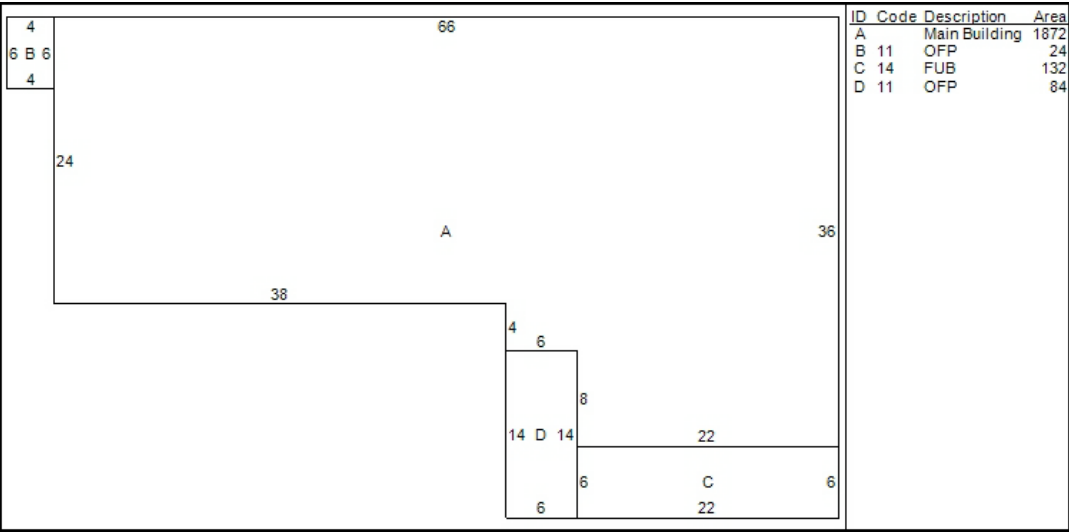


Situs : 28 DANDY RD		Parcel ID: 173-286		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GARCIA MARISELA A 28 DANDY RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 4 Vol / Pg 45485/113 District Zoning R1C Class Residential						
Property Notes									
01/2013 MLS SHORT									
									
173-286 03/16/2020									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Residual	SF 500			480					
Total Acres: .2411 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	95,500	95,500	0	91,500					
Building	239,200	307,800	0	217,000					
Total	334,700	403,300	0	308,500					
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					
04/02/13	B57924	10,000	BLDG Redo 2 Bthrms	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/29/15	255,000	Land + Bldg	Valid Sale	45485/113		GARCIA MARISELA A			
01/02/13	150,000	Land + Bldg	Outlier-Written Desc Needed	42491/2					
09/26/05	313,000	Land + Bldg	Valid Sale	31400/199					

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Dwelling Information			
Style	Ranch Slab	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2013
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	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	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	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	369,163	% Good	76
Plumbing	9,787	% Good Override	
Basement	11,053	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	400,140	Additions	3,730
Ground Floor Area	1,872		
Total Living Area	1,872	Dwelling Value	307,840

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			460	
2		14			1,600	
3		11			1,670	