

Situs : 46 DANDY RD

Parcel ID: 173-288

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

GREEN LAURA J

46 DANDY RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 200  
 Alternate ID 6  
 Vol / Pg 13249/00108  
 District  
 Zoning R1C  
 Class Residential



**Property Notes**

**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	210,900	248,800	0	201,900
<b>Total</b>	<b>306,400</b>	<b>344,300</b>	<b>0</b>	<b>293,400</b>

**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
09/04/20	CM	Field Review	Other
05/16/18	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/03/17	66527	2,000	SOLARPANLS	100
07/31/15	B62740	1,976	BLDG Solar Panels	0
07/20/10	53590	8,500	BLDG Roof/Siding	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13249/108		

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1965
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Gray		

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	2
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

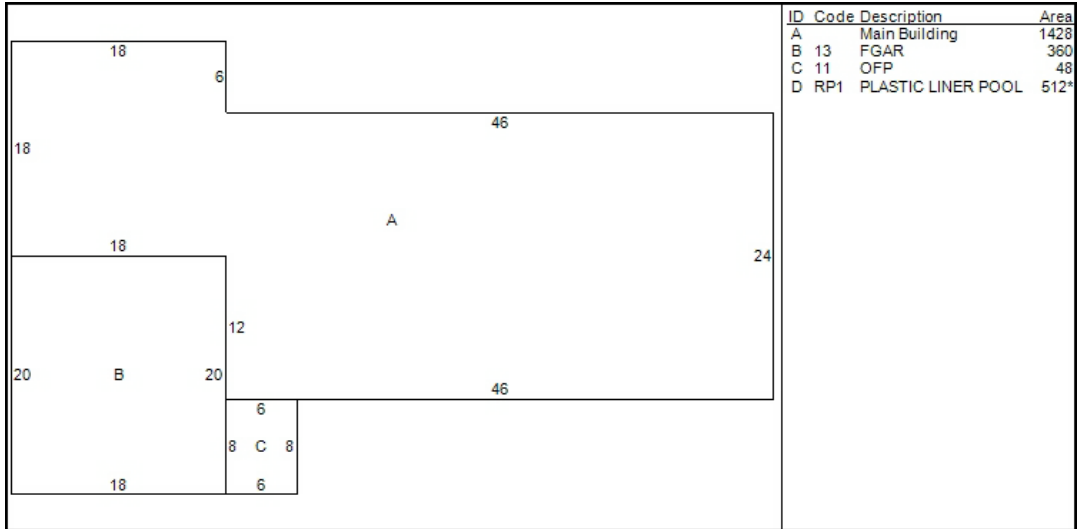
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	277,915	<b>% Good</b>	76
<b>Plumbing</b>	12,083	<b>% Good Override</b>	
<b>Basement</b>	8,321	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	307,700	<b>Additions</b>	8,280
<b>Ground Floor Area</b>	1,428		
<b>Total Living Area</b>	1,428	<b>Dwelling Value</b>	242,130

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	512	512	1	1975	C	G	6,660

**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		13			7,370
2		11			910