

<b>Situs : 51 DANDY RD</b>	<b>Parcel ID: 173-291</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
FITZGERALD ESTHER 51 DANDY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 19 Vol / Pg 37558/29 District Zoning R1C Class Residential
Property Notes	



173-291 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,500			1,430
Total Acres: .264				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,400	96,400	0	92,400
Building	204,700	251,500	0	185,000
Total	301,100	347,900	0	277,400
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/30/18	BPA 18 342	2,500	REMODEL	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/04/18	288,000	Land + Bldg	Valid Sale	50251/3	Quit Claim	FITZGERALD ESTHER
07/30/09	164,000	Land + Bldg	Court Order/Decree	37558/29		

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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>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

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>	1	<b>Half Baths</b>	2
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	No

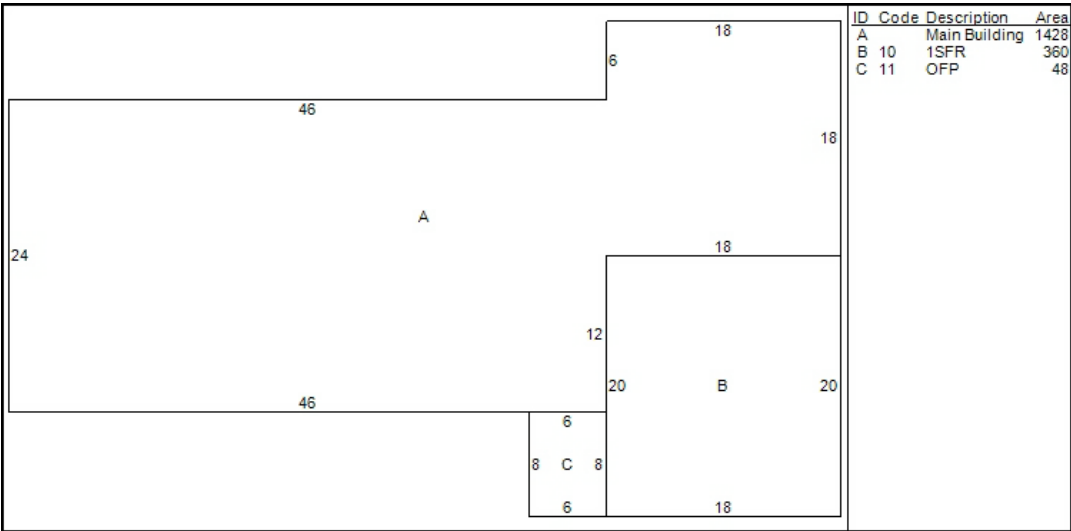
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<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>	17,630

<b>Ground Floor Area</b>	1,428		
<b>Total Living Area</b>	1,788	<b>Dwelling Value</b>	251,480

Building Notes	



ID	Code	Description	Area
A		Main Building	1428
B	10	1SFR	360
C	11	OFP	48

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

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			16,720	
2		11			910	