

Situs : 43 DANDY RD	Parcel ID: 173-292	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MELO ADAM ASHLEY TALBOT 43 DANDY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 20 Vol / Pg 37342/192 District Zoning R1C Class Residential

Property Notes



173-292 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	217,000	220,800	0	179,100
Total	313,400	317,200	0	271,500
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

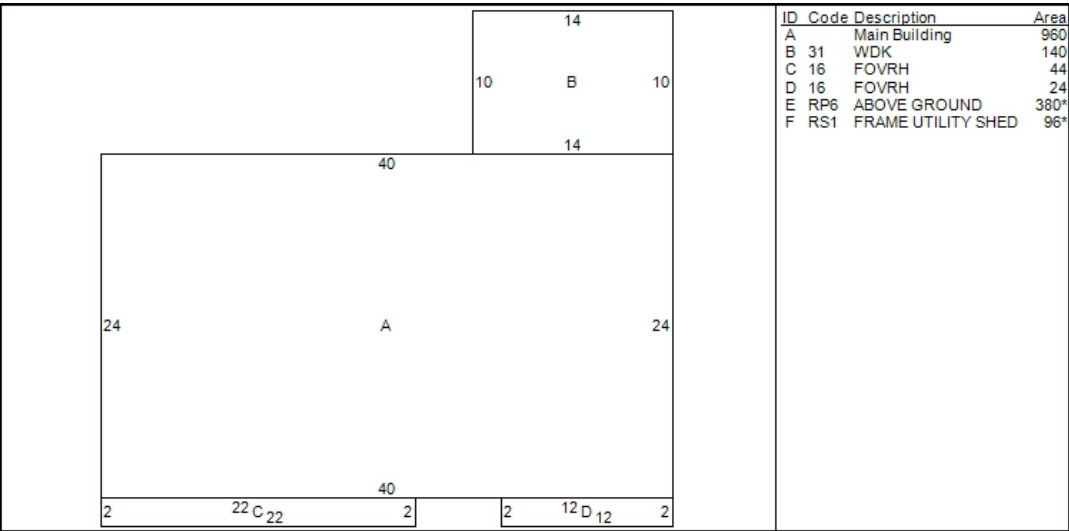
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/31/18	285,000	Land + Bldg	Valid Sale	50110/308	Quit Claim	MELO ADAM
06/12/09	185,000	Land + Bldg	Valid Sale	37342/192		
05/21/08	249,596	Land + Bldg	Repossession	35988/018		
09/20/07		Land + Bldg	Transfer Of Convenience	35097/200		
02/20/07		Land + Bldg	Transfer Of Convenience	34132/130		
02/02/06		Land + Bldg	Transfer Of Convenience	32165/323		
08/09/05	329,000	Land + Bldg	Valid Sale	31103/257		
07/01/05	277,000	Land + Bldg	Sold Twice In Same Year	30853/180		
09/22/03	260,260	Land + Bldg	Valid Sale	26593/301		

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Dwelling Information			
Style	Raised Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	430	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	227,344	% Good	76
Plumbing		% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	33,056	C&D Factor	
		Adj Factor	1
Subtotal	281,730	Additions	6,240
Ground Floor Area	960		
Total Living Area	1,458	Dwelling Value	220,350

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 380		380	1	1988	C	A	
Frame Shed	1 x 96		96	1	1988	C	G	440

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		31			1,750	
2		16			2,740	
3		16			1,750	