


Situs : 19 DANDY RD		Parcel ID: 173-295		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SOULE MARIE V 19 DANDY RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 23 Vol / Pg 05178/00438 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>173-295 03/16/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	2,020			1,920				
Total Acres: .276 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		96,900	96,900	0	92,800				
Building		172,900	187,500	0	161,300				
Total		269,800	284,400	0	254,100				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
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			
07/01/82	53,900	Land + Bldg		5178/438					

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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	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

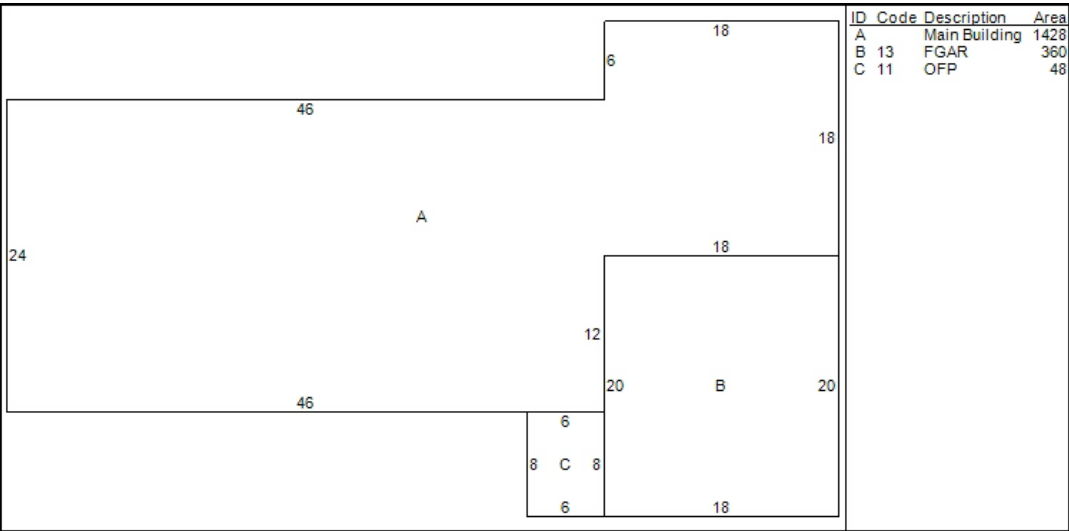
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	277,915	% Good	60
Plumbing	6,041	% Good Override	
Basement	8,321	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	301,660	Additions	6,540

Ground Floor Area	1,428		
Total Living Area	1,428	Dwelling Value	187,540

Building Notes	



ID	Code	Description	Area
A		Main Building	1428
B	13	FGAR	360
C	11	OFP	48

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		13			5,820	
2		11			720	