

Situs : 11 DANDY RD	Parcel ID: 173-296	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LABOLLITA ANTHONY LAURIE LABOLLITA 11 DANDY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 24 Vol / Pg 08417/00212 District Zoning R1C Class Residential
Property Notes	



173-296 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,650			3,470
Total Acres: .3134				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,500	98,500	0	94,300
Building	193,100	212,700	0	198,000
Total	291,600	311,200	0	292,300
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
10/21/11	55638	4,836	BLDG Pellet Insert	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8417/212		

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Dwelling Information			
Style	F To B Splt	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	500	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	1
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

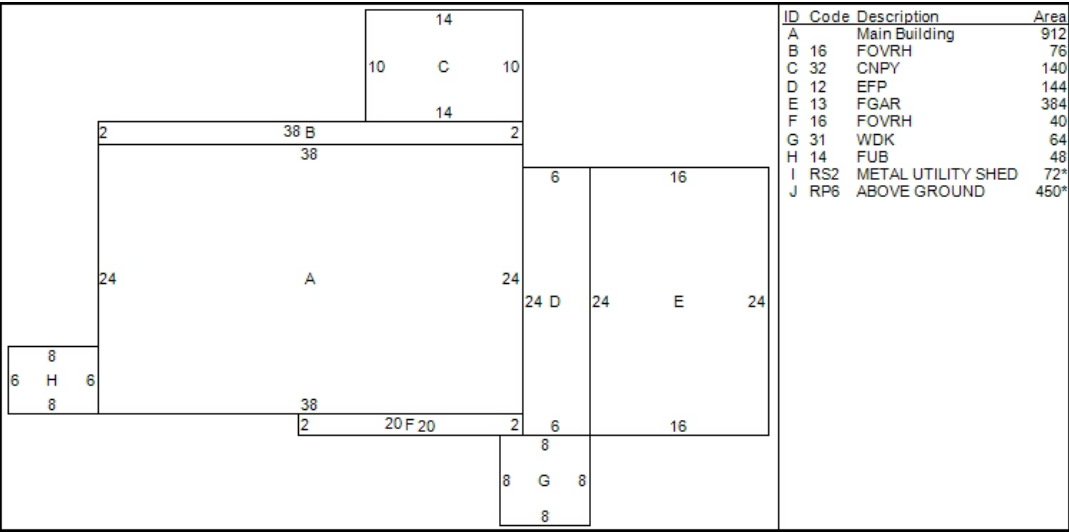
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	203,487	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,548	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	34,063	C&D Factor	
		Adj Factor	1
Subtotal	253,140	Additions	19,910

Ground Floor Area	912	Dwelling Value	212,300
Total Living Area	1,528		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 72		72	1	1987	C	A	350
Ag Pool	1 x 450		450	1	1988	C	A	

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	Line #	Low	1st	2nd	3rd	Value
1		16			3,950	5		16			2,360
2		32			1,140	6		31			760
3		12			3,340	7		14			530
4		13			7,830						