

<b>Situs : 36 DANDY RD</b>		<b>Parcel ID: 173-287</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b> AYOUB GEORGE JR MARY ELLEN AYOUB 36 DANDY RD BROCKTON MA 02302		<b>GENERAL INFORMATION</b> Living Units 1 Neighborhood 200 Alternate ID 5 Vol / Pg 20810/145 District Zoning R1C Class Residential			
<b>Property Notes</b>      					
					
173-287 03/16/2020					

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	500			480
<div>Total Acres: .2411</div> <div>Spot: Location:</div>					

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	183,900	205,900	0	163,100
Total	279,400	301,400	0	254,600
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
02/01/05	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/20/04	41517	1,500	BLDG	20 X 32 A/G Poo	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/01	179,900	Land + Bldg	Valid Sale	20810/145		

Situs : 36 DANDY RD	Parcel Id: 173-287	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,040	Additions	25,090
Ground Floor Area	1,056		
Total Living Area	1,560	Dwelling Value	205,240
Building Notes			

ID		Code	Description	Area
A	10		Main Building	1056
B	10		1SFR	396
C	10		1SFR	108
D	11		QFP	72
E	RP6		ABOVE GROUND	640*
F	RS1		FRAME UTILITY SHED	80*

  

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 640		640	1	2004	C	A	
Frame Shed	1 x 80		80	1	2004	C	A	620

  

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

  

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			18,320	
2		10			5,400	
3		11			1,370	