

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 36 DANDY RD

Parcel ID: 173-287

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

AYOUB GEORGE JR

MARY ELLEN AYOUB

36 DANDY RD

BROCKTON MA 02302

GENERAL INFORMATION

20810/145

Living Units 1 Neighborhood 200 Alternate ID 5

Vol / Pg District

Zoning Class R1C Residential

Property Notes



173-287 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	500			480

Total Acres: .2411

Spot: Location:

	Assessment Info	rmation		
	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

Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020

Entrance Information Date ID **Entry Code** Source Other 09/04/20 CM Field Review 02/01/05 BM Not At Home Other

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

Sales/Ownership History

Gross Building:

Price Type Validity Transfer Date 10/31/01 179,900 Land + Bldg Valid Sale 20810/145

Deed Reference Deed Type

Grantee



RESIDENTIAL PROPERTY RECORD CARD 20

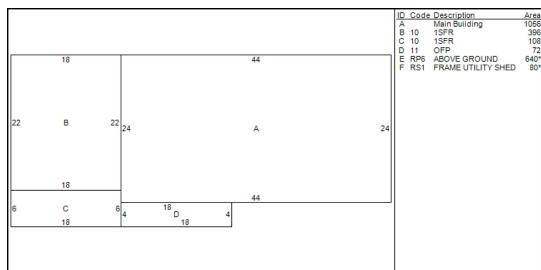
2021

BROCKTON

Situs: 36 DANDY RD Parcel Id: 173-287 **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 Color Blue In-law Apt No Basement Basement Pier/Slab # Car Bsmt 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** 224,287 Base Price % Good 76 6,041 **Plumbing** % Good Override 6,715 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adi Factor 1 237,040 Additions 25,090 Subtotal 1,056 **Ground Floor Area Total Living Area** 1,560 Dwelling Value 205,240

Building Notes

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			ID Code Description	A



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	640	640	1	2004	С	Α	
Frame Shed	1 x	80	80	1	2004	С	Α	620

С	ondominium / 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		10			18,320			
2		10			5,400			
3		11			1,370			