

Situs : 58 DANDY RD

Parcel ID: 173-289

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

KORCH IRA J
SUSAN E KORCH
58 DANDY RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 7
Vol / Pg 05070/00233
District
Zoning R1C
Class Residential

Property Notes



173-289 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 500			480

Total Acres: .2411
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	230,000	241,500	0	193,300
Total	325,500	337,000	0	284,800

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
04/21/06	BM	Not At Home	Other
06/18/02	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/03/05	44188	6,000	BLDG See Notes	0
05/30/01	34678	8,235	BLDG Vinyl Winds, Ga	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5070/233		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Raised Ranch

1

None

Frame

x

Blue

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1966

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

500

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

1

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Oil

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

2

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

7

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C+

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

227,344

16,312

21,333

0

0

41,526

306,520

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

8,520

Ground Floor Area

Total Living Area

Dwelling Value

960

1,528

241,480

Building Notes

16

10

10

16

40

24

40

2

22 C 22

2

2

12 D 12

2

ID Code Description Area

A Main Building 960

B 12 EFP 160

C 16 FOVRH 44

D 16 FOVRH 24

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

12

4,030

2

16

2,740

3

16

1,750