

Situs : 27 DANDY RD

Parcel ID: 173-294

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BROOKS KEVIN
27 DANDY ROAD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 22
Vol / Pg 47320/316
District
Zoning R1C
Class Residential

Property Notes



173-294 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,500			1,430

Total Acres: .264
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,400	96,400	0	92,400
Building	235,300	250,800	0	238,700
Total	331,700	347,200	0	331,100

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
06/17/11	RH	Entry Gained	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/14/16	64231	9,000	SOLARPANLS	100
01/01/10	1	0	BLDG Check Fy12	100
12/02/09	52565	50,000	BLDG Gut House	0
10/21/04	42944	1,700	BLDG Replace Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/15/16	334,000	Land + Bldg	Valid Sale	47320/316	Quit Claim	BROOKS KEVIN
08/26/10	280,000	Land + Bldg	Valid Sale	38892/306		
11/20/09	90,000	Land + Bldg	Change After Sale (Physical)	37944/169		
04/26/01		Land + Bldg	Family Sale	19722/236		

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Dwelling Information			
Style	Raised Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2010
Exterior Walls	Al/Vinyl	Amenities	Jacuzzi (Sep)
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	227,344	% Good	76
Plumbing	9,787	% Good Override	
Basement	21,333	Functional	
Heating	6,198	Economic	
Attic	0	% Complete	
Other Features	52,781	C&D Factor	
		Adj Factor	1
Subtotal	317,440	Additions	9,580
Ground Floor Area	960		
Total Living Area	1,840	Dwelling Value	250,830
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>960</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>384</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>80</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	960	B	31	WDK	384	C	16	FOVRH	80
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A		Main Building	960															
B	31	WDK	384															
C	16	FOVRH	80															
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		31			4,790													
2		16			4,790													