

#### 2021 RESIDENTIAL PROPERTY RECORD CARD

# **BROCKTON**

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 Class R1C Residential

# **Property Notes**



173-294 03/16/2020

Value Flag MARKET APPROACH

Gross Building:

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	1,500			1,430

Total Acres: .264 Spot:

Location:

	Assessment Info	rmation		
	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

Base Date of Value 1/1/2020 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 In	nform ation	
Date Issued	Number	Price	Purpose		% Complete
03/14/16	64231	9,000	SOLARPA	NLS	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 Hist
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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		



RESIDENTIAL PROPERTY RECORD CARD 20

2021

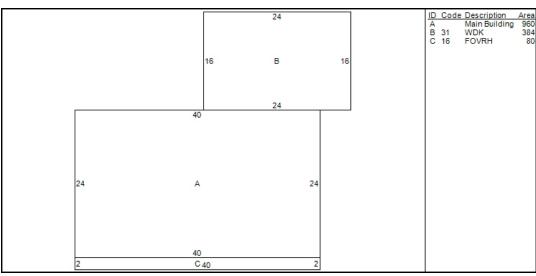
# BROCKTON

Situs: 27 DANDY RD Parcel Id: 173-294 **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 Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size **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** 227,344 Base Price % Good 76 9,787 **Plumbing** % Good Override 21,333 Basement **Functional** 6,198 Heating Economic 0 Attic % Complete 52,781 **C&D Factor** Other Features Adi Factor 1 317,440 Additions 9,580 Subtotal 960 **Ground Floor Area Total Living Area** 1,840 Dwelling Value 250,830 **Building Notes** 

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		(	Outbuilding D	)ata		
Туре	Size 1	Size 2	Area Q	ty Yr Blt	Grade Condition	n Value

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

Line # Low 1st 2nd 3rd	Value
1 31	4,790
2 16	4,790