

Situs : 67 DANDY RD	Parcel ID: 174-043	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WRIGHT TIMOTHY R LAURA A WRIGHT 67 DANDY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 17 Vol / Pg 11660/00055 District Zoning R1C Class Residential
Property Notes	



174-043 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	220,900	227,200	0	221,800
Total	317,300	323,600	0	314,200
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
05/16/18	CP	Field Review	Other

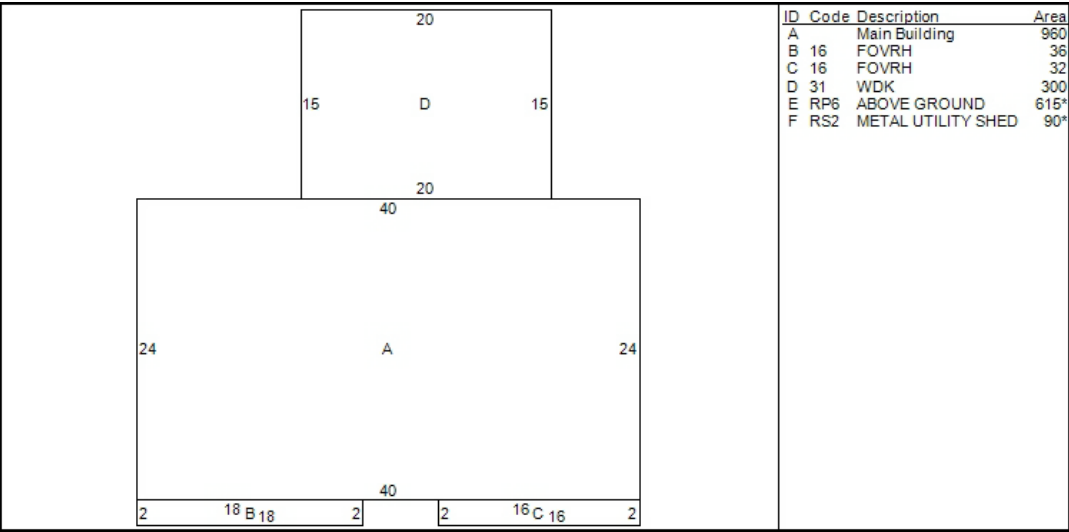
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/01/18	68770	19,000	SOLARPANLS	
05/31/17	66844	10,180	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/86	128,000	Land + Bldg				
08/01/84	73,000	Land + Bldg				
				11660/55		

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Dwelling Information			
Style	Raised Ranch	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
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		% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	38,764	C&D Factor	
		Adj Factor	1
Subtotal	287,440	Additions	8,210
Ground Floor Area	960		
Total Living Area	1,528	Dwelling Value	226,660

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	615	615	1	1994	C	A	
Metal Shed	1 x	90	90	1	1994	C	A	530

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		16			2,360	
2		16			2,130	
3		31			3,720	