

Situs : 59 DANDY RD

Parcel ID: 173-290

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
MALIK GHULAM
BILQUEES H MALIK
59 DANDY RD
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 200
Alternate ID 18
Vol / Pg 19027/218
District
Zoning R1C
Class Residential



Property Notes

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	229,700	241,600	0	192,200
Total	326,100	338,000	0	284,600

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/16/15	B62565	1,200	BLDG Redo 2 Window s	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/00	160,000	Land + Bldg	Valid Sale	19027/218		
10/01/81		Land + Bldg	Transfer Of Convenience			

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Dwelling Information

Style Raised Ranch **Year Built** 1966
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Frame **Amenities**
Masonry Trim x
Color Tan **In-law Apt** No

Basement

Basement Full **# Car Bsm t Gar** 1
FBLA Size 800 **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** 1
Kitchens **Extra Fixtures**
Total Rooms 7
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 Good **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete

Dwelling Computations

Base Price	227,344	% Good	76
Plumbing	6,525	% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	54,757	C&D Factor	
		Adj Factor	1
Subtotal	309,960	Additions	6,010
Ground Floor Area	960		
Total Living Area	1,828	Dwelling Value	241,580

Building Notes



ID	Code	Description	Area
A		Main Building	960
B	16	FOVRH	44
C	31	WDK	120
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		16			2,740
2		31			1,520
3		16			1,750