

<b>Situs : 4 DIX RD</b>	<b>Parcel ID: 173-157</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARRY LINDA J	Living Units 1
4 DIX RD	Neighborhood 200
BROCKTON MA 02302	Alternate ID 6
	Vol / Pg 3943/0479
	District
	Zoning R1C
	Class Residential
Property Notes	



173-157 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,100			2,000
Total Acres: .2778				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,000	97,000	0	92,900
Building	174,100	192,500	0	177,000
Total	271,100	289,500	0	269,900
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
09/03/20	CM	Field Review	Other
04/21/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/19/05	43397	4,000	BLDG R & R Concrete	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3943/479		

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Dwelling Information

Style	Ranch Slab	Year Built	1963
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	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

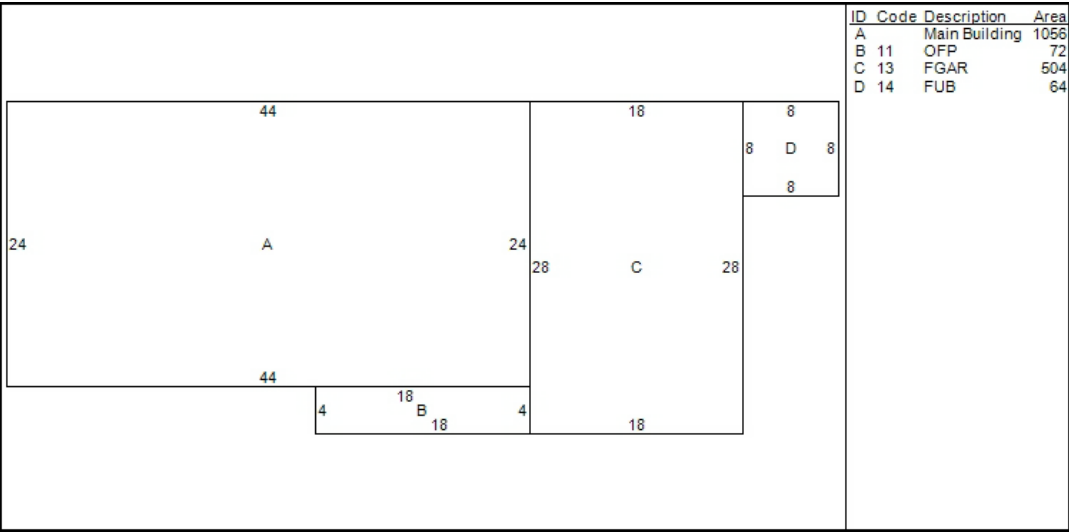
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,040	Additions	12,310
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	192,460

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			1,370
2		13			10,260
3		14			680