

Situs : 20 DIX RD

Parcel ID: 173-159

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

EKLUND MICHAEL S
SANDRA GOMES EKLUND
20 DIX RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	8
Vol / Pg	44592/189
District	
Zoning	R1C
Class	Residential

Property Notes



173-159 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	5,850			5,560

Total Acres: .3639
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/03/20	CM	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,600	100,600	0	96,300
Building	181,700	207,100	0	184,600
Total	282,300	307,700	0	280,900

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/16/11	55038	500	BLDG 1 Window	0

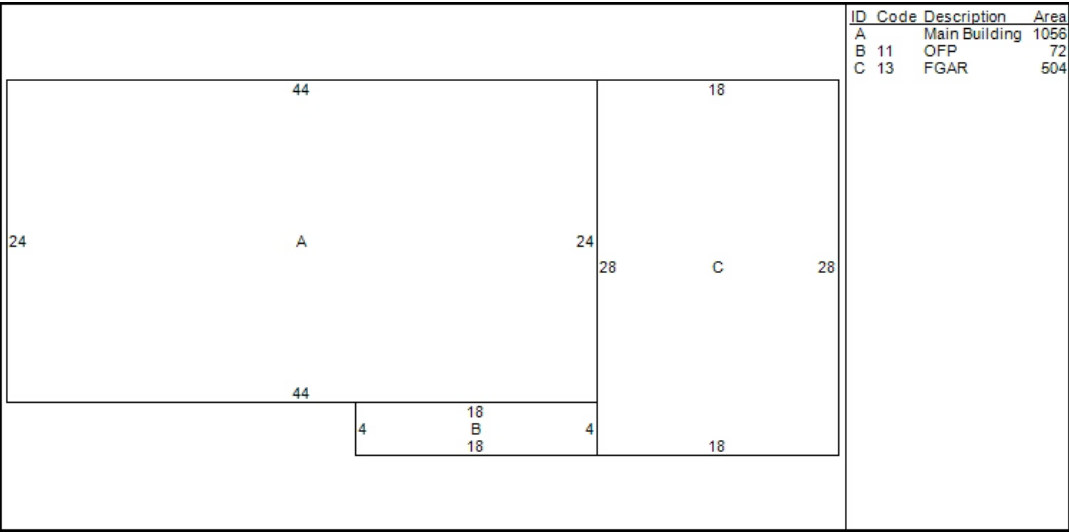
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/31/14	226,000	Land + Bldg	Valid Sale	44592/189		
03/13/12		Land + Bldg	Transfer Of Convenience	41089/328		

Situs : 20 DIX RD	Parcel Id: 173-159	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1963
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Pier/Slab	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
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	6	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen 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	242,230	% Good	76
Plumbing	6,525	% Good Override	
Basement	7,252	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	256,010	Additions	12,540
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	207,110

Building Notes	



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		11			1,440	
2		13			11,100	