

Situs : 28 DIX RD	Parcel ID: 173-160	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIRES MONTROND JOSE A LUCIA F MONTROND 28 DIX ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 9 Vol / Pg 51827/59 District Zoning R1C Class Residential

Property Notes



173-160 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 7,500			7,130
Total Acres: .4018				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	102,100	102,100	0	97,800
Building	186,200	205,100	0	169,200
Total	288,300	307,200	0	267,000
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/11/20	639	1,409	SOLARPANLS	
02/07/20	204	3,784	SOLARPANLS	
11/05/13	B59147	2,500	BLDG 14x20 Shed	0
09/10/10	53842	2,500	BLDG 12x22 Shed	0
06/15/10	53391	1,800	BLDG Garg To Fam Roo	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/22/19	310,000	Land + Bldg	Valid Sale	51827/59	Quit Claim	PIRES MONTROND JOSE A
08/21/19	1	Land + Bldg	Transfer Of Convenience	51534/99	Quit Claim	HENDERSON RYAN M
09/27/18	1	Land + Bldg	Family Sale	50339/313	Quit Claim	HENDERSON GERALD P
06/07/10	205,000	Land + Bldg	Valid Sale	38597/338		HENDERSON GERALD P
09/30/03	227,900	Land + Bldg	Valid Sale	26684/315		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2010
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement	
Basement	Pier/Slab
FBLA Size	x
Rec Rm Size	x
# Car Bsm't Gar	
FBLA Type	
Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail	
Bedrooms	4
Family Rooms	
Kitchens	
Total Rooms	5
Kitchen Type	
Kitchen Remod	No
Full Baths	1
Half Baths	
Extra Fixtures	
Bath Type	
Bath Remod	No

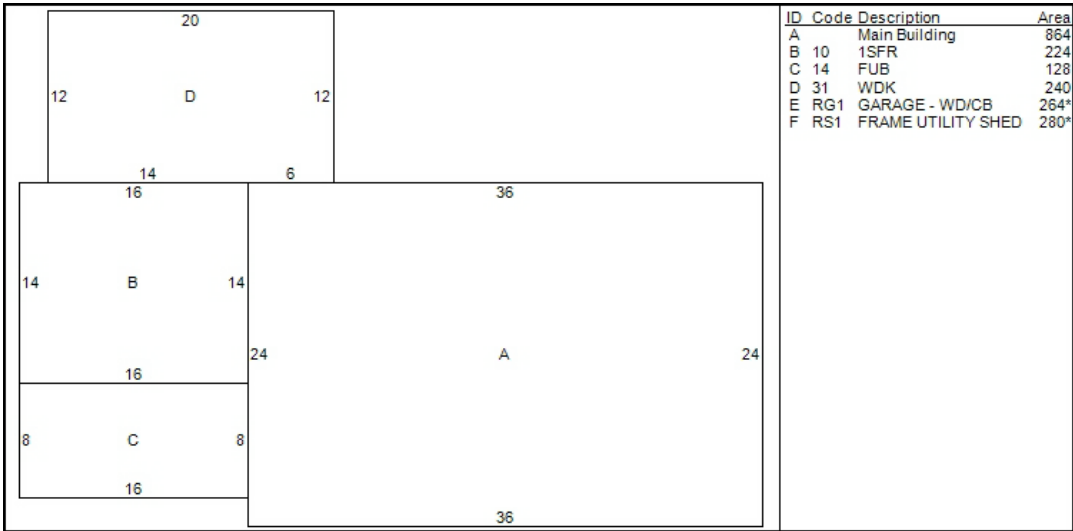
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	196,470	% Good	85
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	16,670

Ground Floor Area	864
Total Living Area	1,088
Dwelling Value	188,670

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 264		264	1	2010	C	G	11,570
Frame Shed	1 x 280		280	1	2013	B	G	4,840

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		10			11,900	
2		14			1,620	
3		31			3,150	