

Situs : 36 DIX RD	Parcel ID: 173-161	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCCARTHY MARY A (LE) 36 DIX RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 10 Vol / Pg 32194/308 District Zoning R1C Class Residential

Property Notes



173-161 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,630		94,460
Total Acres: .2211 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,500	94,500	0	90,500
Building	193,300	197,500	0	170,700
Total	287,800	292,000	0	261,200
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
09/03/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/09/06		Land + Bldg	Transfer Of Convenience	32194/308		
12/11/97		Land + Bldg	Transfer Of Convenience	15719/20		

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Dwelling Information

Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

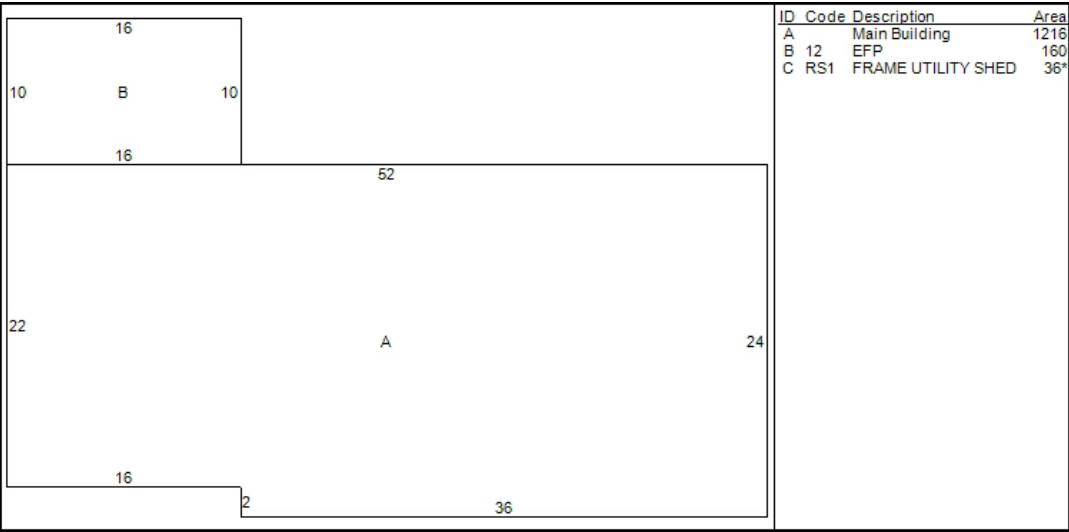
Grade & Depreciation

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

Dwelling Computations

Base Price	247,342	% Good	76
Plumbing		% Good Override	
Basement	7,405	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	254,750	Additions	3,720
Ground Floor Area	1,216		
Total Living Area	1,216	Dwelling Value	197,330

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	36	36	1	1964	C	A	130

Condominium / Mobile Home Information

Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)
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Addition Details

Line #	Low	1st	2nd	3rd	Value
1		12			3,720