


Situs : 31 DIX RD		Parcel ID: 173-244		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER				GENERAL INFORMATION					
ADAMS KEITH I KAYLA TOLENTIN 31 DIX RD BROCKTON MA 02302				Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 48612/70 District Zoning R1C Class Residential					
Property Notes									
<div></div> <div>173-244 03/16/2020</div>									

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	13,000			12,350
Total Acres: .528					
Spot:		Location:			

Assessment Information					
		Appraised	Cost	Income	Prior
Land		107,400	107,400	0	102,800
Building		225,700	280,300	0	231,400
Total		333,100	387,700	0	334,200
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
09/04/20	CM	Field Review	Other
07/06/17	H&P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/21/15	B62864	12,000	BLDG Metal Roof	100
06/03/15	B62241	3,500	BLDG 16x20 Shed: No 2nd Shed Found	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/17	325,000	Land + Bldg	Valid Sale	48612/70	Quit Claim	ADAMS KEITH I
11/22/11	215,000	Land + Bldg	Valid Sale	40618/74		
08/19/99		Land + Bldg	Family Sale	17783/198		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	2009
Attic	None	Year Remodeled	2015
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	2
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	277,915	% Good	87
Plumbing	12,083	% Good Override	
Basement	8,321	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	307,700	Additions	9,750
Ground Floor Area	1,428		
Total Living Area	1,428	Dwelling Value	277,450
Building Notes			

<p>The floor plan shows a main building (A) with dimensions 18x46. A smaller structure (B) is attached to the side with dimensions 20x18. Another small structure (C) is at the bottom with dimensions 10x6. The overall footprint is 46x24.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1428</td> </tr> <tr> <td>B</td> <td>13</td> <td>FGAR</td> <td>360</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFF</td> <td>60</td> </tr> <tr> <td>D</td> <td>GB1</td> <td>GAZEBO</td> <td>100*</td> </tr> <tr> <td>E</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>144*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1428	B	13	FGAR	360	C	11	OFF	60	D	GB1	GAZEBO	100*	E	RS1	FRAME UTILITY SHED	144*
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Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Gazebo	x		100	1	2000	C	A	1,770																	
Frame Shed	x		144	1	2000	B	A	1,090																	
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		13			8,440																				
2		11			1,310																				