

Situs : 23 DIX RD	Parcel ID: 173-245	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SHIELDS SEAN S DORENE S SHIELDS 23 DIX ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 3 Vol / Pg 33711/157 District Zoning R1C Class Residential
Property Notes	



173-245 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 13,350			12,680
Total Acres: .5361				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	107,700	107,700	0	103,200
Building	179,600	206,700	0	161,800
Total	287,300	314,400	0	265,000
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
09/04/20	CM	Field Review	Other

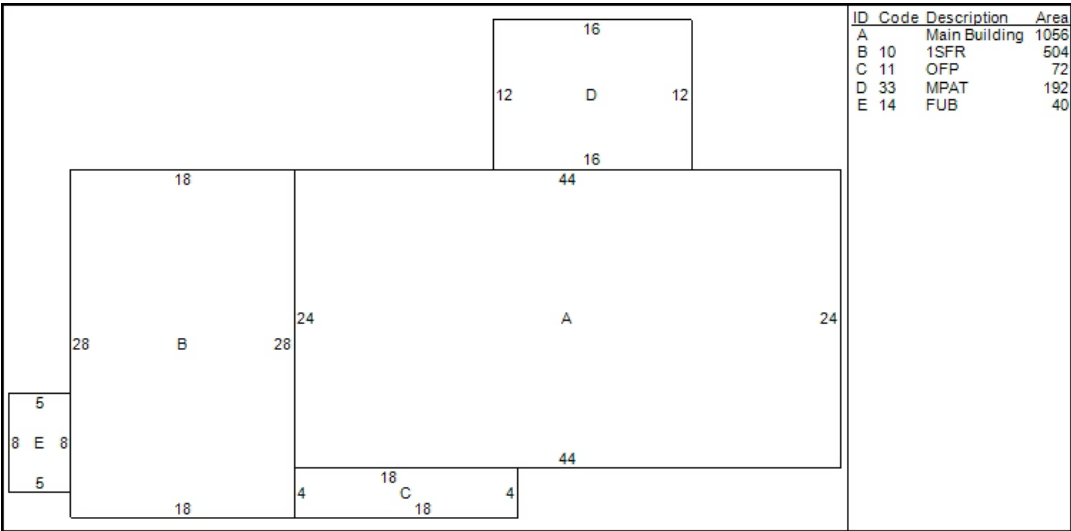
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/07/06	47195	5,500	BLDG Reroof House	0
12/04/98	30012	6,200	BLDG Re-Do Bath	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/21/06	279,900	Land + Bldg	Valid Sale	33711/157		

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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	Yellow	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		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		
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	26,530
Ground Floor Area	1,056		
Total Living Area	1,560	Dwelling Value	206,680

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		10			23,180	
2		11			1,370	
3		33			1,520	
4		14			460	