

Situs : 6 DIXON RD	Parcel ID: 173-269	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SIMONDS ROY V III BRENNNA K SIMONDS 6 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 1 Vol / Pg 44407/5 District Zoning R1C Class Residential
Property Notes	



173-269 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,350			3,180
Total Acres: .3065				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,200	98,200	0	94,100
Building	199,400	250,000	0	187,900
Total	297,600	348,200	0	282,000
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

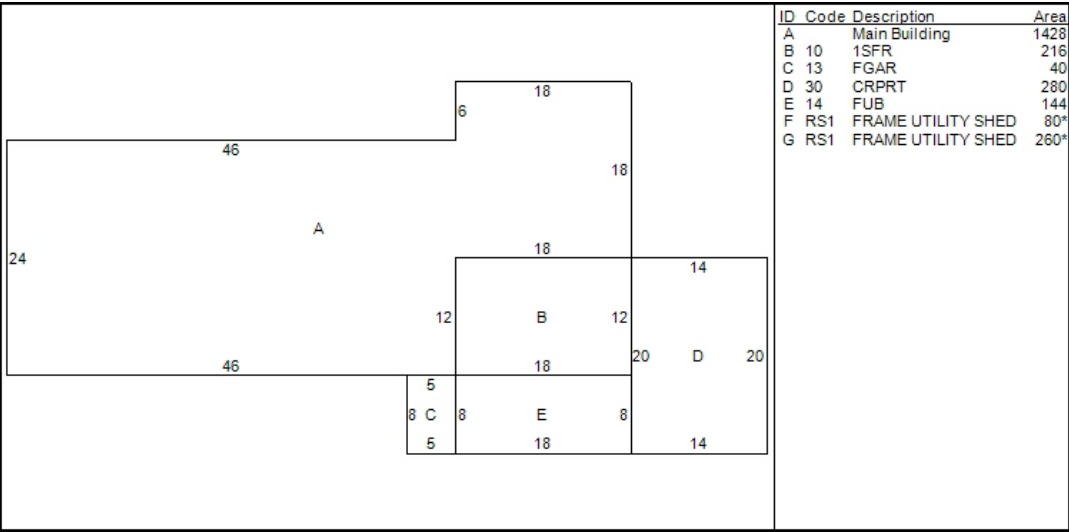
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/28/15	B61976	2,564	BLDG Insulation	0
08/09/12	56937	500	BLDG 18x48 A/G Pool	0
12/14/09	52583	600	BLDG Woodstove	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/11/14	220,000	Land + Bldg	Valid Sale	44407/5		
05/23/08	210,000	Land + Bldg	Valid Sale	35999/156		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	2
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	277,915	% Good	76
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	14,900
Ground Floor Area	1,428		
Total Living Area	1,644	Dwelling Value	248,750

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1980	C	A	290
Frame Shed	1 x 260		260	1	1980	C	A	960

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			10,260	
2		13			840	
3		30			2,200	
4		14			1,600	