

**Situs : 18 DIXON RD**

**Parcel ID: 173-270**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

MCGLYNN KERRI  
18 DIXON RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 2  
Vol / Pg 51010/178  
District  
Zoning R1C  
Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000

Total Acres: .2296  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	95,000	95,000	0	91,000
<b>Building</b>	182,700	180,300	0	162,000
<b>Total</b>	277,700	275,300	0	253,000

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
05/16/18	CP	Field Review	Other
05/17/17	JPO	Entry Gained	Ow ner
07/25/14	JOD	Unimproved	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/17/17	66185	15,000	OTHER Temporary Mobile Home	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/18/19	315,000	Land + Bldg	Valid Sale	51010/178	Quit Claim	MCGLYNN KERRI
05/31/13	189,900	Land + Bldg	Valid Sale	43141/21		POWERS ERIN E
01/02/09	161,100	Land + Bldg	Valid Sale	36653/272		
03/09/01	127,000	Land + Bldg	Valid Sale	19478/2		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

Yellow

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1964

2012

No

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type

Fuel Type

System Type

Central Ac

Oil

Hot Water

Stacks

Openings

Pre-Fab

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

6

Modern

Yes

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

Modern

Yes

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

196,470

5,882

5,356

0

3,416

211,120

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

19,460

Ground Floor Area

Total Living Area

Dwelling Value

864

1,216

179,910

Building Notes

12

10

12

16

22

16

36

24

36

10

C

10

22

B

22

24

A

24

ID

Code

Description

Area

A

10

1SFR

864

B

14

FUB

352

C

RS1

FRAME UTILITY SHED

120\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

10 x 10

100

1

1990

C

A

370

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

18,090

2

14

1,370