

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

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 Class R1C Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000

Total Acres: .2296 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	182,700	180,300	0	162,000
Total	277,700	275,300	0	253,000

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

		Entrance In	formation
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 Int	formation	
 Date Issued 01/17/17	Number 66185	Purpose OTHER	Temporary Moble Home	% Complete 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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2021

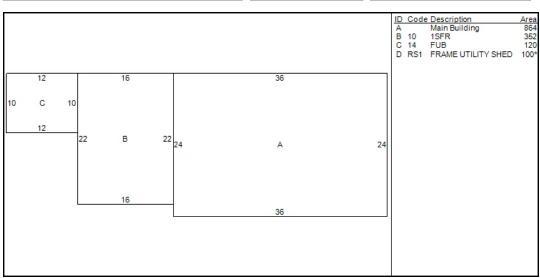
BROCKTON

Situs: 18 DIXON RD Parcel Id: 173-270 **Dwelling Information** Style Ranch Slab Year Built 1964 Story height 1 Eff Year Built Attic None Year Remodeled 2012 Exterior Walls Al/Vinyl Amenities Masonry Trim x Color Yellow In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks Fuel Type Oil Openings System Type Hot Water Pre-Fab 1 Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 6 Kitchen Type Modern Bath Type Modern Kitchen Remod Yes Bath Remod Yes 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** 196,470 Base Price % Good 76 **Plumbing** % Good Override 5,882 Basement **Functional** 5,356 Heating Economic 0 Attic % Complete 3,416 **C&D Factor Other Features** Adi Factor 1 211,120 Additions 19,460 Subtotal 864 **Ground Floor Area** 1,216 **Total Living Area** Dwelling Value 179,910 **Building Notes**

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		C	utbuilding	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value
Frame Shed	10 x	10	100	1	1990 C	Α	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			