

<b>Situs : 34 DIXON RD</b>	<b>Parcel ID: 173-272</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
MONDESIR ESTHER EMMANUEL MONDESIR 34 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 4 Vol / Pg 48240/104 District Zoning R1C Class Residential
Property Notes	



173-272 03/16/2020

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
Land	95,000	95,000	0	91,000
Building	183,300	204,700	0	162,400
Total	278,300	299,700	0	253,400
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
09/28/20	1811	6,000	REMODEL	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/27/17	268,000	Land + Bldg	Valid Sale	48240/104	Quit Claim	MONDESIR ESTHER
08/17/06	279,000	Land + Bldg	Sale After Foreclosure	33206/1		
04/03/06	184,000	Land + Bldg	Repossession	24698/253		
01/28/99	118,000	Land + Bldg	Valid Sale	17094/39		

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**Dwelling Information**

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1964
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

**Grade & Depreciation**

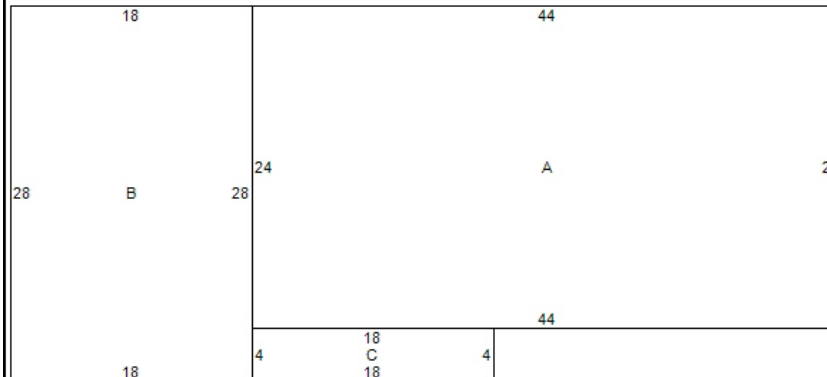
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	224,287	<b>% Good</b>	76
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	6,715	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	237,040	<b>Additions</b>	24,550
<b>Ground Floor Area</b>	1,056		
<b>Total Living Area</b>	1,560	<b>Dwelling Value</b>	204,700

**Building Notes**

ID	Code	Description	Area
A		Main Building	1056
B	10	1SFR	504
C	11	OFP	72



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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