

Situs : 50 DIXON RD

Parcel ID: 173-274

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VINCENT DIANE K
50 DIXON RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 6
Vol / Pg 49541/161
District
Zoning R1C
Class Residential

Property Notes



173-274 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

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

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 09/04/20 | CM | Field Review | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
|-------------|--------|-------|---------|------------|

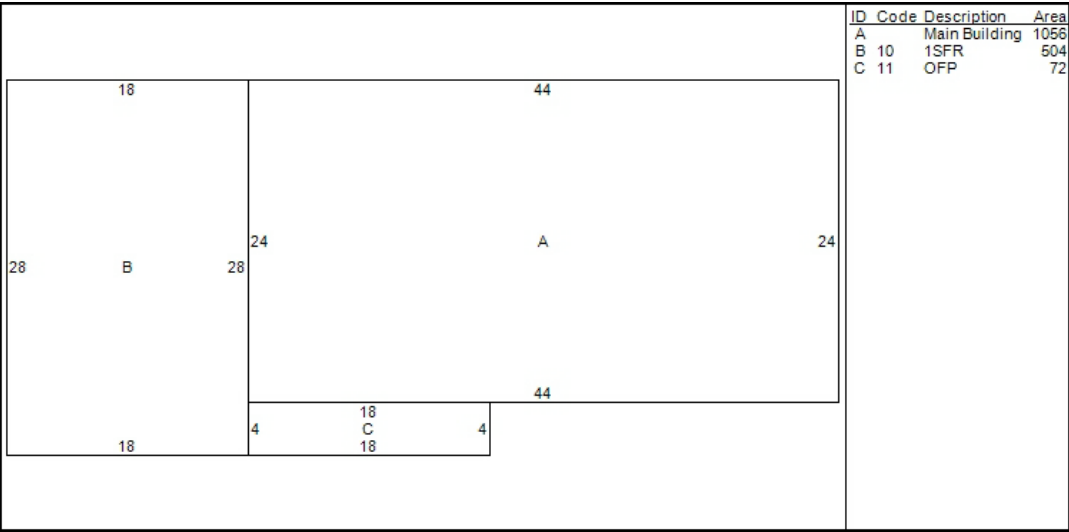
Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------|----------------|------------|-----------------|
| 02/28/18 | 245,000 | Land + Bldg | Family Sale | 49541/161 | Quit Claim | VINCENT DIANE K |
| 03/19/12 | | Land + Bldg | Transfer Of Convenience | 41108.12 | | |

| | | | | |
|---------------------|--------------------|--------------------------------|--------------|---------------------------|
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|---------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | Ranch Slab | Year Built | 1965 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | White | | |
| 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 | Bath Type | |
| Kitchen Type | | Bath Remod | No |
| Kitchen Remod | No | | |
| Adjustments | | | |
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |
| Grade & Depreciation | | | |
| Grade | C | Market Adj | |
| Condition | Average | 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 | 24,550 |
| Ground Floor Area | 1,056 | | |
| Total Living Area | 1,560 | Dwelling Value | 204,700 |

| 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 | |