

Situs : 58 DIXON RD	Parcel ID: 173-275	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ARNOTT LEONARD CHARLES (LE) CAROL A ARNOTT (LE) 58 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 7 Vol / Pg 48093/124 District Zoning R1C Class Residential

Property Notes



173-275 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	208,800	263,600	0	221,400
Total	303,800	358,600	0	312,400
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

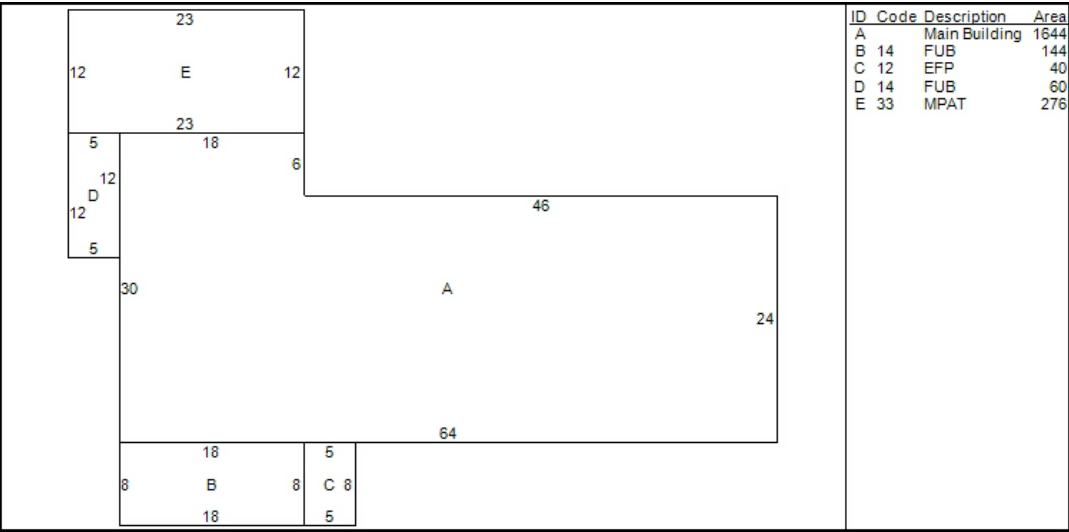
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/26/13	B58438	4,122	BLDG Repair Oil Line	100
07/15/11	55177	11,425	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/08/17	1	Land + Bldg	Transfer Of Convenience	48093/124 4348/309	Quit Claim	ARNOTT LEONARD CHARLES (LE)

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Dwelling Information			
Style	Ranch Slab	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	4	Full Baths	1
Family Rooms	1	Half Baths	2
Kitchens		Extra Fixtures	
Total Rooms	7		
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	308,990	% Good	76
Plumbing	12,083	% Good Override	
Basement	9,251	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	339,710	Additions	5,390
Ground Floor Area	1,644		
Total Living Area	1,644	Dwelling Value	263,570

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		14			1,600	
2		12			910	
3		14			680	
4		33			2,200	