

Situs : 51 DIXON RD	Parcel ID: 173-276	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LEDAN DOMINIQUE Y MARIE A RENAULD 51 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 36 Vol / Pg 29862/262 District Zoning R1C Class Residential
Property Notes	



173-276 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	200,100	232,200	0	177,400
Total	295,100	327,200	0	268,400
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
04/24/17	H&P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/20/16	64447	2,860	SOLARPANLS	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/19/05		Land + Bldg	Transfer Of Convenience	29862/262		
11/25/03		Land + Bldg	Transfer Of Convenience	27102/249		
12/04/00	152,500	Land + Bldg	Valid Sale	19131/16		

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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	In-law Apt	No
Color	Tan		
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	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	276,161	% Good	76
Plumbing	6,041	% Good Override	
Basement	8,268	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	293,890	Additions	8,360
Ground Floor Area	1,416		
Total Living Area	1,560	Dwelling Value	231,720
Building Notes			

ID		Code	Description	Area
A			Main Building	1416
B	11		OFF	72
C	10		1SFR	144
D	RP6		ABOVE GROUND	384*
E	RS2		METAL UTILITY SHED	100*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	384	384	1	1989	C	A	
Metal Shed	1 x	100	100	1	1989	C	A	490

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		11			1,370	
2		10			6,990	