

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 51 DIXON RD

Parcel ID: 173-276

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER LEDAN DOMINIQUE Y

MARIE A RENAULD

51 DIXON RD

BROCKTON MA 02302

GENERAL INFORMATION

29862/262

Living Units 1 Neighborhood 200 Alternate ID 36

Vol / Pg District Zoning Class

R1C Residential

Property Notes



173-276 03/16/2020

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

Total Acres: .2296

Spot: Location:

	Assessment Info	rm ation		
	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

Value Flag MARKET APPROACH Gross Building:

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

		Entrance Inform	mation
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
04/24/17	H&P	Field Review	Other

		Permit Information	
Date Issued 04/20/16	Num ber 64447	Purpose SOLARPANLS	% Complete 0

Sales/Ownership History

Transfer Date	Price	Type
01/19/05		Land + Bldg
11/25/03		Land + Bldg
12/04/00	152,500	Land + Bldg

Validity Transfer Of Convenience Transfer Of Convenience Valid Sale

Deed Reference Deed Type 29862/262 27102/249 19131/16

Grantee



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2021

BROCKTON

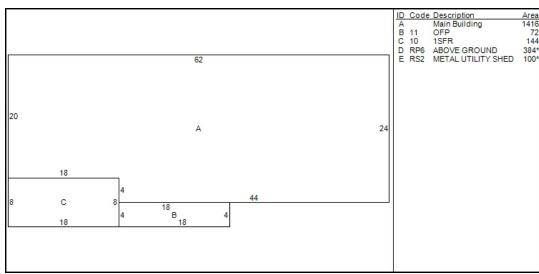
Situs: 51 DIXON RD Parcel Id: 173-276 **Dwelling Information** Style Ranch Slab Year Built 1965 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec 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** 276,161 Base Price % Good 76 6,041 **Plumbing** % Good Override 8,268 Basement **Functional** 0 Heating Economic 0 Attic % Complete 3,416 **C&D Factor** Other Features Adi Factor 1 293,890 Additions 8,360 Subtotal 1.416 **Ground Floor Area Total Living Area** 1,560 Dwelling Value 231,720

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			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	384	384	1	1989	С	Α	
Metal Shed	1 x	100	100	1	1989	С	Α	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		