

**Situs : 43 DIXON RD**

Parcel ID: 173-277

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

BANKS JOSETTE M  
43 DIXON RD  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	37
Vol / Pg	04180/00737
District	
Zoning	R1C
Class	Residential

## Property Notes



## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000

Total Acres: .2296  
Spot:

Location:

### Entrance Information

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

### Assessment Information

	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	173,600	160,900	0	158,000
Total	268,600	255,900	0	249,000

## Manual Override Reason

**Base Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/13/07	49641	13,200	BLDG Vinyl Siding	0
11/08/99	31730	2,500	BLDG Strip & Reroof	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4180/737		

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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	White	In-law Apt	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

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	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	7,140
Ground Floor Area	864		
Total Living Area	864	Dwelling Value	160,930

## Building Notes

ID	Code	Description	Area
A		Main Building	864
B	13	FGAR	352



### 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		13			7,140