

Situs : 35 DIXON RD	Parcel ID: 173-278	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HAYES CURTIS V EUGENE J HAYNES IV 35 DIXON ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 38 Vol / Pg 38204/116 District Zoning R1C Class Residential

Property Notes



173-278 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	181,000	177,400	0	160,100
Total	276,000	272,400	0	251,100
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/02/10	1	Land + Bldg	Family Sale	38204/116		
01/18/05		Land + Bldg	Transfer Of Convenience	29857/209		

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Dwelling Information

Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	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

Heat Type	Central Ac	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	

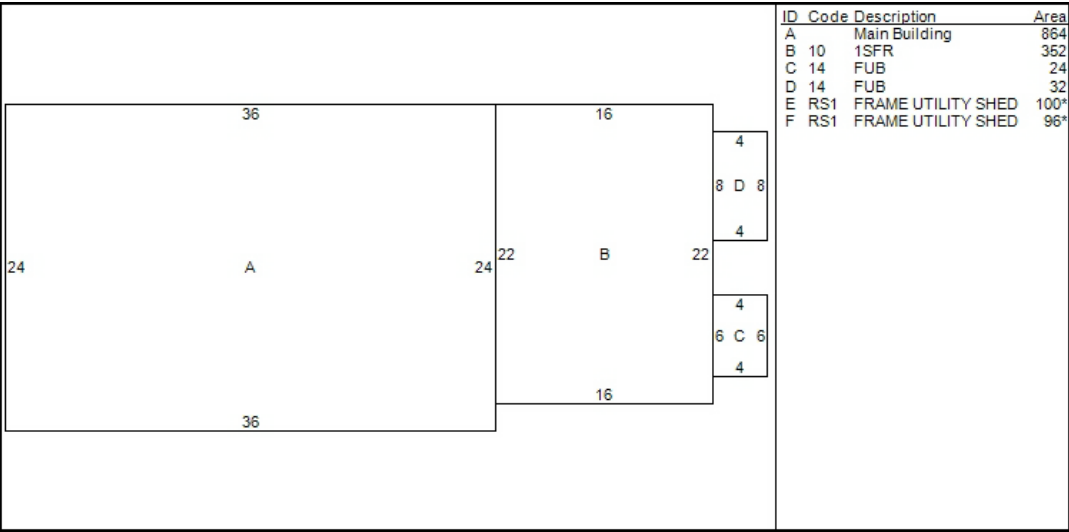
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	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	5,356	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	207,710	Additions	18,770
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	176,630

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1980	C	A	370
Frame Shed	1 x 96		96	1	1990	C	A	350

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			18,090
2		14			300
3		14			380