

Situs : 11 DIXON RD

Parcel ID: 173-281

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

RIMSANS DIANE M
11 DIXON RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	41
Vol / Pg	11292/00341
District	
Zoning	R1C
Class	Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	650			620

Total Acres: .2445
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,600	95,600	0	91,600
Building	174,200	191,800	0	176,700
Total	269,800	287,400	0	268,300

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value	1/1/2020
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Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/06/19	1620	1,263	REMODEL	
02/20/01	34144	4,000	BLDG Strip & Reroof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11292/341		

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Dwelling Information			
Style	Ranch Slab	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,040	Additions	11,630
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	191,780
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<p>The diagram shows a large rectangular area divided into sections. The main section is 44 units wide and 24 units high, labeled 'A'. To its right is a section 18 units wide and 28 units high, labeled 'C'. Below section 'A' is a smaller section 4 units wide and 18 units high, labeled 'B'. The total area is calculated as 44 * 24 + 18 * 28 + 4 * 18 = 1056 + 504 + 72 = 1632.</p>																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1056</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFP</td> <td>72</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>504</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1056	B	11	OFP	72	C	13	FGAR	504
ID	Code	Description	Area																						
A		Main Building	1056																						
B	11	OFP	72																						
C	13	FGAR	504																						
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		13			10,260																				