

Situs : 59 DIXON RD	Parcel ID: 174-047	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
THOMAS FRANK A SANDRA L SEPPALA 59 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 35 Vol / Pg District Zoning R1C Class Residential
Property Notes	



174-047 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	196,400	204,200	0	182,900
Total	291,400	299,200	0	273,900
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
09/30/14	B60884	2,900	BLDG Redo Chimney	100
06/02/11	54950	6,000	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/15/01	165,000	Land + Bldg	Valid Sale	20017/22		THOMAS FRANK A
05/01/93	86,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style Ranch Slab	Year Built 1962	
Story height 1	Eff Year Built	
Attic None	Year Remodeled	
Exterior Walls A/VVinyl	Amenities	
Masonry Trim x		
Color Natural	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

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	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

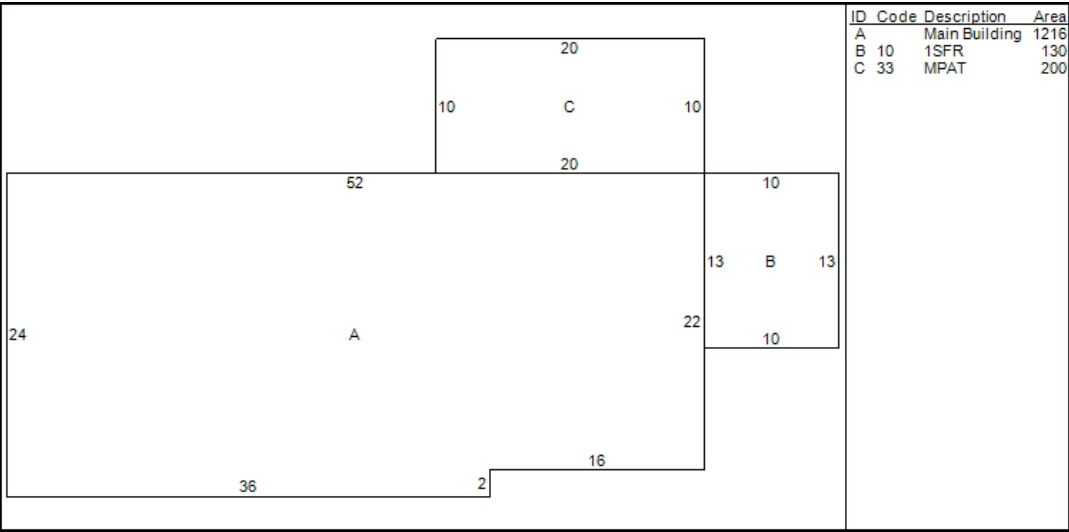
Grade C	Market Adj	
Condition Good	Functional	
CDU AVERAGE	Economic	
Cost & Design 0	% Good Ovr	
% Complete		

Dwelling Computations

Base Price 247,342	% Good 76	
Plumbing	% Good Override	
Basement 7,405	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 3,416	C&D Factor	
	Adj Factor 1	
Subtotal 258,160	Additions 7,980	

Ground Floor Area 1,216		
Total Living Area 1,346	Dwelling Value 204,180	

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			6,380
2		33			1,600