

Situs : 72 DIXON RD	Parcel ID: 174-049	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SUMMERS CAROLYN MARIE 72 DIXON RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 9 Vol / Pg 14691/00182 District Zoning R1C Class Residential
Property Notes	



174-049 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	175,000	172,400	0	158,600
Total	270,000	267,400	0	249,600
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
10/01/96	90,000	Land + Bldg	Valid Sale	14691/182		

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	
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	18,620
Ground Floor Area	864		
Total Living Area	1,260	Dwelling Value	172,410
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<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>864</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>396</td> </tr> <tr> <td>C</td> <td>14</td> <td>FUB</td> <td>24</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	864	B	10	1SFR	396	C	14	FUB	24
ID	Code	Description	Area																						
A		Main Building	864																						
B	10	1SFR	396																						
C	14	FUB	24																						
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			18,320																				
2		14			300																				