


Situs : 52 DODGE RD		Parcel ID: 174-063		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HYSLIP NANCY M 52 DODGE RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg 28025/104 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>174-063 03/16/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	800			760				
Total Acres: .248 Spot: Location:									
Assessment Information									
						Appraised	Cost	Income	Prior
Land						95,800	95,800	0	91,700
Building						191,000	194,500	0	173,300
Total						286,800	290,300	0	265,000
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose					% Complete	
07/09/07	48837	16,700	BLDG	See Notes				0	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/23/04		Land + Bldg	Transfer Of Convenience	28025/104					
10/01/83	53,900	Land + Bldg							
10/01/82	45,000	Land + Bldg							

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Dwelling Information

Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement FBLA Size Rec Rm Size	Pier/Slab x x	# Car Bsm't Gar FBLA Type Rec Rm Type
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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	1	Half Baths	
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

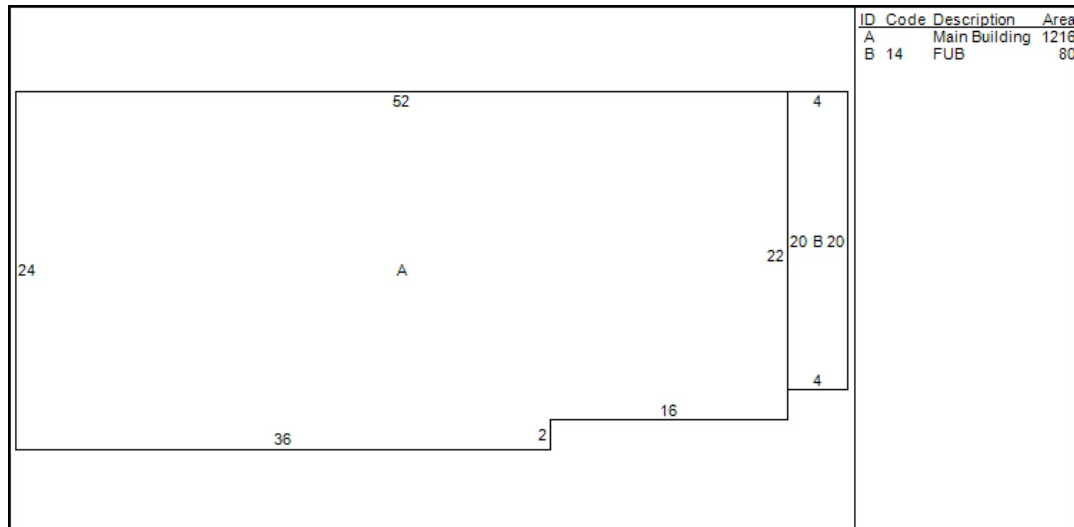
Grade & Depreciation

Grade	C	Market Adj
Condition	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	0	C&D Factor	
		Adj Factor	1
Subtotal	254,750	Additions	910
Ground Floor Area	1,216		
Total Living Area	1,216	Dwelling Value	194,520

Building Notes



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		14			910