

Situs : 56 DAGMAR DR

Parcel ID: 173-151

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LERRO JOSEPH P JR
56 DAGMAR DR
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 7
Vol / Pg 04271/00220
District
Zoning R1C
Class Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	2,350			2,230

Total Acres: .2835
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,200	97,200	0	93,100
Building	182,000	219,400	0	185,700
Total	279,200	316,600	0	278,800

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
09/03/20	CM	Field Review	Other
03/29/07	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/15/14	B60768	7,500	BLDG Strip/Reroof	100
11/17/06	47704	2,500	BLDG Strip & Reroof	0
09/05/02	37537	9,000	BLDG Wind Plaster-Ga	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4271/220		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

White

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1965

No

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type

Fuel Type

System Type

Basic

Oil

Hot Water

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

6

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

GOOD

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

224,287

6,041

6,715

0

0

0

237,040

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

81

1

27,050

Ground Floor Area

Total Living Area

Dwelling Value

1,056

1,560

219,050

Building Notes

44

18

4

24

22

22

44

18

4

18

4

6

18

6

A

C

B

D

ID

Code

Description

Area

A

11

10

10

14

RS1

Main Building

OFF

1SFR

1SFR

FUB

FRAME UTILITY SHED

1056

72

396

108

24

64*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

8 x 8

64

1

2000

C

A

390

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

1,460

2

10

19,520

3

10

5,750

4

14

320