

Situs : 80 DAGMAR DR	Parcel ID: 173-154	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SAMUELS BELGRAVE VIELCA 80 DAGMAR DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 10 Vol / Pg 41713/344 District Zoning R1C Class Residential

Property Notes



173-154 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 10,200			9,690
Total Acres: .4638				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	104,700	104,700	0	100,300
Building	202,200	256,000	0	194,500
Total	306,900	360,700	0	294,800
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/27/12	185,000	Land + Bldg	Valid Sale	41713/344		
03/04/10	165,000	Land + Bldg	Sale After Foreclosure	38296/241		
09/03/09	224,251	Land + Bldg	Repossession	37686/218		
07/29/05	275,000	Land + Bldg	Valid Sale	31033/21		
11/04/02	220,000	Land + Bldg	Valid Sale	23314/226		
06/05/00		Land + Bldg	Sale Of Portion/Other Comm	18583/189		
02/01/99		Land + Bldg	Sale Of Portion/Other Comm	17109/236		
05/01/96	89,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style

Year Built

Ranch Slab

1964

Story height

Eff Year Built

1

Attic

Year Remodeled

None

Exterior Walls

Amenities

Frame

Masonry Trim

In-law Apt

x

No

Color

Green

Basement

Basement

Car Bsm t Gar

Pier/Slab

FBLA Size

FBLA Type

x

Rec Rm Size

Rec Rm Type

x

Heating & Cooling

Heat Type

Stacks

Basic

1

Fuel Type

Openings

Oil

1

System Type

Pre-Fab

Hot Water

Room Detail

Bedrooms

Full Baths

3

1

Family Rooms

Half Baths

1

Kitchens

Extra Fixtures

Total Rooms

Bath Type

6

Kitchen Type

Bath Remod

No

Kitchen Remod

No

Adjustments

Int vs Ext

Unfinished Area

Same

Cathedral Ceiling

Unheated Area

x

Grade & Depreciation

Grade

Market Adj

C

Condition

Functional

Average

CDU

Economic

GOOD

Cost & Design

% Good Ovr

0

% Complete

Dwelling Computations

Base Price

% Good

277,915

81

Plumbing

% Good Override

6,041

Basement

Functional

8,321

Heating

Economic

0

Attic

% Complete

0

Other Features

C&D Factor

9,382

Subtotal

Adj Factor

301,660

1

Additions

11,670

Ground Floor Area

Dwelling Value

1,428

256,010

Total Living Area

1,428

Building Notes

18

12

12

18

6

18

18

12

22

18

6

18

46

24

46

10 B

10

6

A

C

ID

Code

Description

Area

A

Main Building

1428

B

11

OFP

60

C

13

FGAR

396

D

33

MPAT

216

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

11

1,220

2

13

8,590

3

33

1,860