


Situs : 120 DAGMAR DR		Parcel ID: 173-248		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CLANCY JOSEPH EMILIANA CLANCY 120 DAGMAR DR BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 15 Vol / Pg 43645/136 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>173-248 03/16/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	2,620			2,490				
Total Acres: .2897 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		97,500	97,500	0	93,400				
Building		184,500	234,700	0	195,000				
Total		282,000	332,200	0	288,400				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
09/04/20	CM	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
10/05/09	52276	30,000	BLDG	Roof&14x16 Clos		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/26/13	250,000	Land + Bldg	Valid Sale	43645/136					
02/12/99	75,617	Land + Bldg	Sale After Foreclosure	17150/79					
10/05/98	104,822	Land + Bldg	Repossession	16675/61					

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## Dwelling Information

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1964
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	2012
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

## Basement

Basement FBLA Size	Pier/Slab	# Car Bsm t Gar	FBLA Type
Rec Rm Size			Rec Rm Type

## Heating & Cooling

## Fireplaces

<b>Heat Type</b>	Central Ac
<b>Fuel Type</b>	Oil
<b>System Type</b>	Hot Water

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

## Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

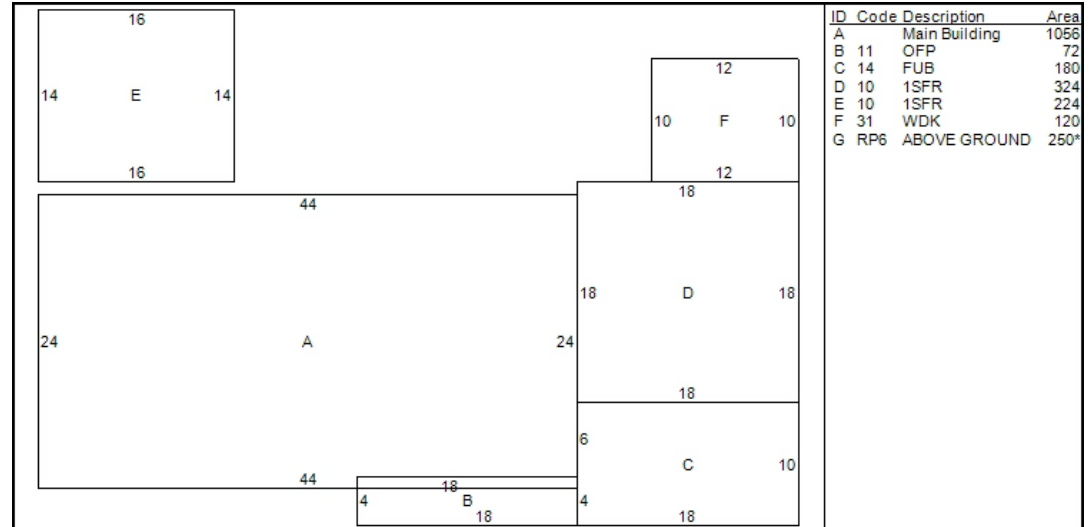
## Grade & Depreciation

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

## Dwelling Computations

Base Price	224,287	% Good	81
Plumbing	9,062	% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	246,180	Additions	35,320
Ground Floor Area	1,056		
Total Living Area	1,604	Dwelling Value	234,730

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	250	250	1	2009	C	A	

### 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	Line #	Low	1st	2nd	3rd	Value
1		11			1,460	5		31			1,460
2		14			2,110						
3		10			17,820						
4		10			12,470						