

Situs : 87 DAGMAR DR	Parcel ID: 173-255	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
PEARCE JONATHAN B 87 DAGMAR DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 28 Vol / Pg 42036/158 District Zoning R1C Class Residential

Property Notes
10/2012 UNMARRIED OWNERS



173-255 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,200			1,140
Total Acres: .2571				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	96,100	96,100	0	92,100
	Building	203,400	238,400	0	184,600
	Total	299,500	334,500	0	276,700
Manual Override Reason					
		Base Date of Value		1/1/2020	
	Value Flag	Effective Date of Value		1/1/2020	
Gross Building:		MARKET APPROACH			

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other

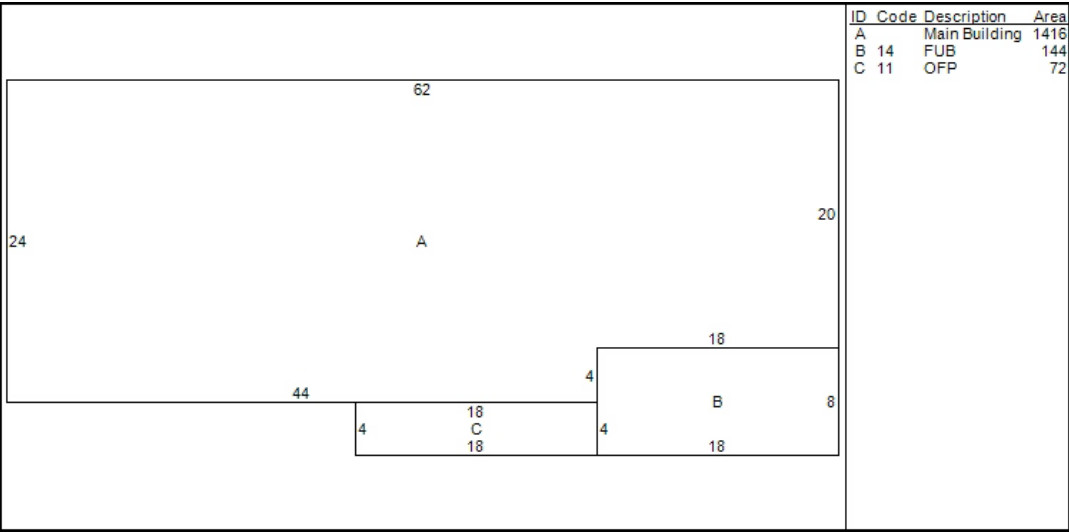
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/03/08	50673	8,490	BLDG Siding, Brds, S	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/02/12	15,000	Land + Bldg	Transfer Of Convenience	42036/158		
01/28/11		Land Only	Transfer Of Convenience	39590/43		
04/25/03	208,000	Land + Bldg	Valid Sale	24916/209		

Situs : 87 DAGMAR DR	Parcel Id: 173-255	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	1	Half Baths	1
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	276,161	% Good	81
Plumbing	6,041	% Good Override	
Basement	8,268	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	290,470	Additions	3,160
Ground Floor Area	1,416		
Total Living Area	1,416	Dwelling Value	238,440

Building Notes	



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		14			1,700	
2		11			1,460	