

Situs : 35 DAGMAR DR	Parcel ID: 173-283	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MERRICK MICHAEL B JENNIFER A MERRICK 35 DAGMAR DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 1 DANDY Vol / Pg 36702/20 District Zoning R1C Class Residential
Property Notes	



173-283 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 500			480
Total Acres: .2411				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	184,500	233,400	0	195,000
Total	280,000	328,900	0	286,500
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
09/04/20	CM	Field Review	Other
04/21/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/03/05	44241	7,800	BLDG Strip & Re-Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/20/09	226,700	Land + Bldg	Valid Sale	36702/20		

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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>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

## Basement

<b>Basement</b>	Pier/Slab	<b># Car</b>	<b>Bsmt Gar</b>
<b>FBLA Size</b>	x		<b>FBLA Type</b>
<b>Rec Rm Size</b>	x		<b>Rec Rm Type</b>

## Heating & Cooling

## Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

### Room Detail

Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

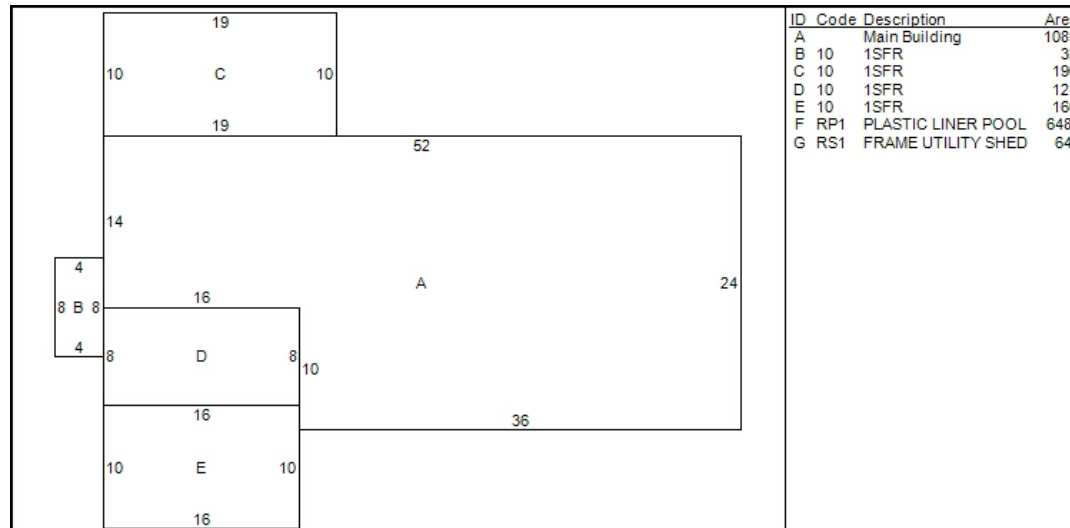
## Grade & Depreciation

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

## Dwelling Computations

Base Price	228,798	% Good	81
Plumbing		% Good Override	
Basement	6,850	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	245,030	Additions	26,810
Ground Floor Area	1,088		
Total Living Area	1,598	Dwelling Value	225,280

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plin	1 x	648	648	1	1980	C	G	7,690
Frame Shed	1 x	64	64	2	1980	C	A	470

## 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		10			2,110
2		10			9,720
3		10			6,720
4		10			8,260