

Situs : 145 DAGMAR DR		Parcel ID: 174-058		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BOUTIN RENA E AND KENNETH J KOCERHA 145 DAGMAR DR BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 21 Vol / Pg 22543/257 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Total Acres: .2296 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	95,000	95,000	0	91,000					
Building	217,700	275,900	0	219,100					
Total	312,700	370,900	0	310,100					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
10/27/06	47566	7,950	BLDG Strip & Reroof	0					
09/08/04	42656	25,000	BLDG 18 X 12 3season	0					
05/05/03	B39395	4,000	BLDG Sw imming Pool	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/31/02	125,000	Land + Bldg	Outlier-Written Desc Needed	22543/257					
03/19/01		Land + Bldg	Sale Of Portion/Other Comm	19518/320					
02/28/01	125,000	Land + Bldg	Sold Tw ice In Same Year	19441/245					

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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	In-law Apt	No
Color	Tan		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	2
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	293,453	% Good	81
Plumbing	12,083	% Good Override	
Basement	8,786	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	323,700	Additions	13,700
Ground Floor Area	1,536		
Total Living Area	1,536	Dwelling Value	275,900

The floor plan shows a main rectangular area labeled 'A' with dimensions 46 by 24. To the right of 'A' is a smaller area labeled 'D' with dimensions 12 by 12. Below 'A' is another area labeled 'C' with dimensions 18 by 18. To the left of 'C' is a small area labeled 'B' with dimensions 11 by 11. At the bottom right is an area labeled 'RP6' with dimensions 18 by 18. Various other dimensions are noted along the perimeter and between sections.

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	250	250	1	2004	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	
1		11			1,300	
2		13			7,050	
3		12			5,350	

Building Notes	