

Situs : 61 CHRISTOPHER RD

Parcel ID: 178-037

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BARDSLEY PATRICIA
61 CHRISTOPHER RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 19
Vol / Pg 18143/215
District
Zoning R1C
Class Residential

Property Notes



178-037 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,281			95,410

Total Acres: .2819
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,400	95,400	0	83,500
Building	233,700	288,600	0	234,700
Total	329,100	384,000	0	318,200

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
08/17/20	JR	Field Review	Other
05/14/01	RB	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/01/10	1	0	BLDG Incorrect List	0
12/10/99	31893	12,000	BLDG Add 1 Bdrm 2nd	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/99		Land + Bldg	Transfer Of Convenience	18143/215		
08/25/97	89,900	Land + Bldg		15425		
08/01/97	89,900	Land + Bldg				
05/01/93	89,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens	1	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	307,239	% Good	76
Plumbing		% Good Override	
Basement	5,575	Functional	
Heating	8,376	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	321,190	Additions	44,530
Ground Floor Area	696		
Total Living Area	2,140	Dwelling Value	288,630
Building Notes			

Outbuilding Data																																											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																																			
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>696</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>36</td> </tr> <tr> <td>C</td> <td>10/10</td> <td>1SFR/1SFR</td> <td>252</td> </tr> <tr> <td>D</td> <td>31</td> <td>WDK</td> <td>320</td> </tr> <tr> <td>E</td> <td>16</td> <td>FOVRH</td> <td>20</td> </tr> <tr> <td>F</td> <td>14</td> <td>FUB</td> <td>32</td> </tr> <tr> <td>G</td> <td>10</td> <td>1SFR</td> <td>224</td> </tr> </tbody> </table>												ID	Code	Description	Area	A		Main Building	696	B	12	EFP	36	C	10/10	1SFR/1SFR	252	D	31	WDK	320	E	16	FOVRH	20	F	14	FUB	32	G	10	1SFR	224
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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		12			910	6		14			380																																
3		10	10		24,850	7		10			12,690																																
4		31			4,030																																						
5			16		1,670																																						