

Situs : 55 CHRISTOPHER RD	Parcel ID: 178-038	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALVES ELAINE G 55 CHRISTOPHER ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 20 Vol / Pg 36253/282 District Zoning R1C Class Residential
Property Notes	



178-038 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,077			92,500
Total Acres: .2313 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,500	92,500	0	81,200
Building	191,600	199,600	0	172,900
Total	284,100	292,100	0	254,100
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
08/17/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/07/08	200,000	Land + Bldg	Valid Sale	36253/282		
04/25/97	87,900	Land + Bldg		15122		

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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement FBLA Size Rec Rm Size	Pier/Slab x x	# Car Bsm't Gar FBLA Type Rec Rm Type
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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		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

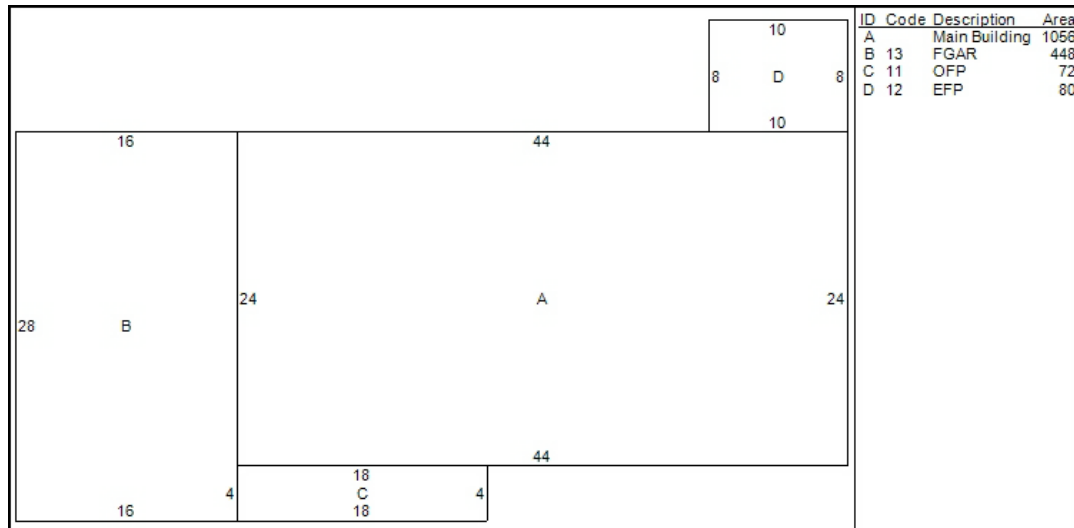
Grade & Depreciation

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

Dwelling Computations

Base Price	224,287	% Good	76
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	246,430	Additions	12,310
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	199,600

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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
1		13			9,120
2		11			1,370
3		12			1,820