

Situs : 39 CHRISTOPHER RD	Parcel ID: 178-040	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DOYON CAROL L 39 CHRISTOPHER ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 22 Vol / Pg 36602/075 District Zoning R1C Class Residential
Property Notes	



178-040 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,583			93,170
Total Acres: .243 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,200	93,200	0	81,700
Building	183,900	187,300	0	164,300
Total	277,100	280,500	0	246,000
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

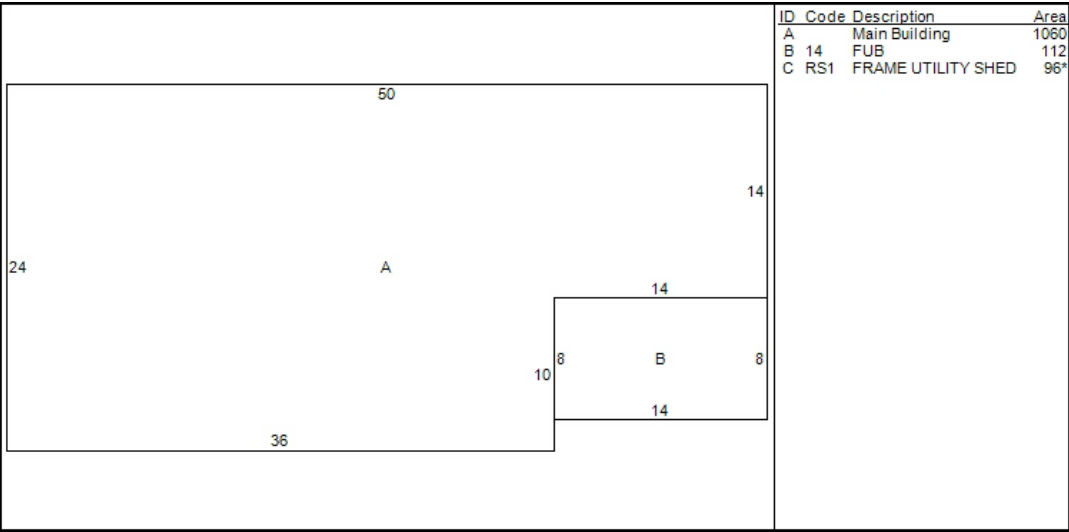
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/09/14	B60713	9,483	BLDG	1 Window /Facia	100
07/09/14	B60310	3,670	BLDG	Redo Slider	100
10/19/09	52338	10,850	BLDG	Redo Bathroom	0
06/24/03	B39793	4,645	BLDG	Win, Roof, Vr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/08	1	Land + Bldg	Transfer Of Convenience	36602/075		
03/01/87	110,000	Land + Bldg	Valid Sale			
02/01/82	43,000	Land + Bldg				

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	244,320	Additions	1,220
Ground Floor Area	1,060		
Total Living Area	1,060	Dwelling Value	186,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	96	96	1	1988	C	A	350

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			1,220	