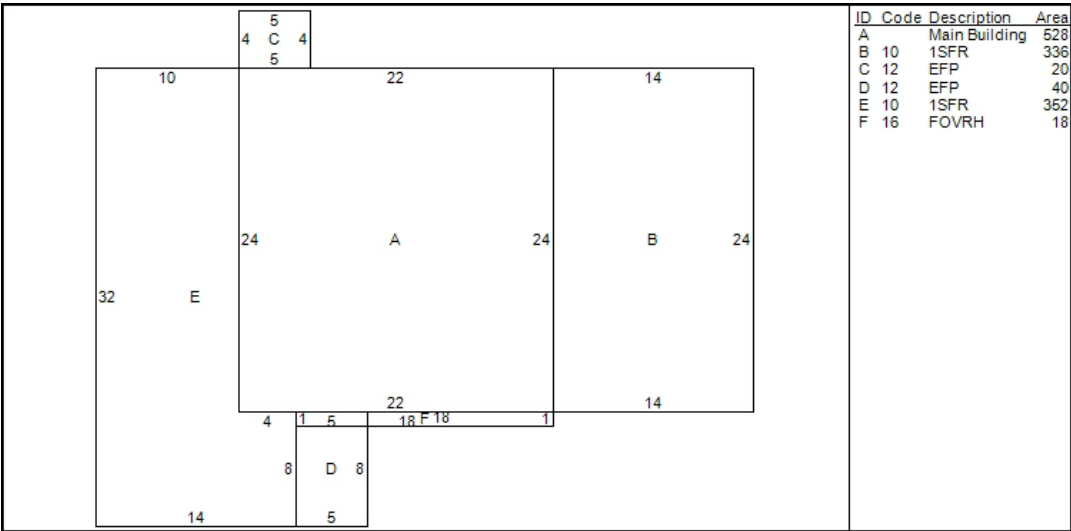


Situs : 31 CHRISTOPHER RD		Parcel ID: 178-041		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GEORGAKOPOULOS CONSTANTINE ANNE GEORGAKOPOULOS 31 CHRISTOPHER RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 23 Vol / Pg 03200/00218 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 12,819			96,120					
Total Acres: .2943 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	JR	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	96,100	96,100	0	84,000					
Building	209,700	249,100	0	200,100					
Total	305,800	345,200	0	284,100					
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					
12/08/14	B61351	12,000	BLDG Strip/Reroof	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
3200/218									

Situs : 31 CHRISTOPHER RD	Parcel Id: 178-041	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style Colonial Story height 2 Attic None Exterior Walls Frame Masonry Trim x Color Brown	Year Built 1960 Eff Year Built Year Remodeled Amenities In-law Apt No		
Basement			
Basement Pier/Slab FBLA Size x Rec Rm Size x	# Car Bsm't Gar FBLA Type Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type Basic Fuel Type Oil System Type Hot Water	Stacks Openings Pre-Fab		
Room Detail			
Bedrooms 5 Family Rooms Kitchens Total Rooms 9 Kitchen Type Kitchen Remod No	Full Baths 2 Half Baths Extra Fixtures Bath Type Bath Remod No		
Adjustments			
Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area		
Grade & Depreciation			
Grade C+ Condition Average CDU AVERAGE Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		
Dwelling Computations			
Base Price 263,923 Plumbing 9,787 Basement 4,789 Heating 0 Attic 0 Other Features 0 Subtotal 278,500	% Good 76 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 37,460		
Ground Floor Area 528 Total Living Area 1,762	Dwelling Value 249,120		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		10			16,870	5		16			1,440
2		12			530						
3		12			990						
4		10			17,630						