

2021 RESIDENTIAL PROPERTY RECORD CARD

**BROCKTON** 

Situs: 25 CHRISTOPHER RD

Parcel ID: 178-042

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** 

SULLIVAN RANDI E C 25 CHRISTOPHER RD BROCKTON MA 02302 **GENERAL INFORMATION** 

17992/346

Living Units 1 Neighborhood 185 Alternate ID 24

Vol / Pg District

Zoning Class

R1C Residential

**Property Notes** 



178-042 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	15,000			99,000
Residual	SF	6,874			4,540

Total Acres: .5022

Spot:

Assessment into	rmation		
Appraised	Cost	Income	Prior
103,500	103,500	0	90,200
189,900	203,500	0	189,500
293,400	307,000	0	279,700
	<b>Appraised</b> 103,500 189,900	103,500 103,500 189,900 203,500	Appraised         Cost         Income           103,500         103,500         0           189,900         203,500         0

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

**Entrance Information** 

Location:

Date ID **Entry Code** 08/17/20 JR Field Review

Source Other

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

## Sales/Ownership History

**Transfer Date** 10/28/99

Price Type Land + Bldg

Validity Family Sale Deed Reference Deed Type 17992/346

Grantee



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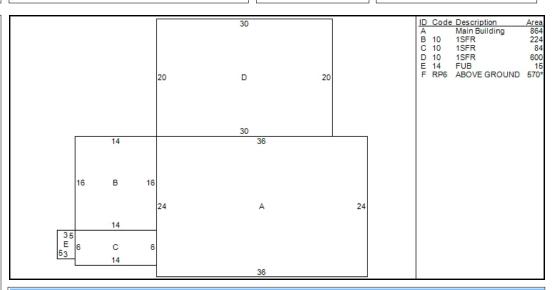
## **BROCKTON**

Situs : 25 CHRISTO	PHER RD		Parcel Id: 178-042			
		Dwelling Infor	mation			
Story height Attic Exterior Walls Masonry Trim			Year Built Eff Year Built ar Remodeled Amenities In-law Apt			
		Baseme	•			
Basement FBLA Size Rec Rm Size	X	#	Car Bsmt Gar FBLA Type Rec Rm Type			
Heating	& Cooling		Fireplace	S		
Heat Type Fuel Type System Type	Oil		Stacks Openings Pre-Fab			
		Room Det	ail			
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	5		Full Baths Half Baths Extra Fixtures Bath Type Bath Remod			
Kitchen Kemou	110	Adjustme				
Int vs Ext Cathedral Ceiling		Ur	nfinished Area Jnheated Area			
		Grade & Depre	ciation			
Grade Condition CDU Cost & Design % Complete	Good AVERAGE		Market Adj Functional Economic % Good Ovr			
		Dwelling Comp	utations			
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area		5,882 0 0 9,382 11,730 864	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions Owelling Value	76 1 42,630 203,540		
		Building No	otes			

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		Out	tbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	570	570	1	1991	С	Α	

	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		10			10,640				
2		10			4,330				
3		10			27,510				
4		14			150				