

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

Living Units	1
Neighborhood	185
Alternate ID	24
Vol / Pg	17992/346
District	
Zoning	R1C
Class	Residential

Property Notes



178-042 03/16/2020

Land Information

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

Total Acres: .5022
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	103,500	103,500	0	90,200
Building	189,900	203,500	0	189,500
Total	293,400	307,000	0	279,700

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/28/99		Land + Bldg	Family Sale	17992/346		

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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	In-law Apt	No
Color	White		
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	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	211,730	Additions	42,630
Ground Floor Area	864		
Total Living Area	1,772	Dwelling Value	203,540

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 570		570	1	1991	C	A	

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	