

Situs : 19 CHRISTOPHER RD

Parcel ID: 178-043

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

GARDNER JAMES J  
SHANNAN M GRAMAZIO  
19 CHRISTOPHER RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 25  
Vol / Pg 22729/31  
District  
Zoning R1C  
Class Residential

**Property Notes**



178-043 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 4,856			3,200

Total Acres: .4559  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	102,200	102,200	0	89,100
Building	202,900	224,100	0	200,200
Total	305,100	326,300	0	289,300

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
11/26/06	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/06/10	53162	1,165	BLDG Replc Storm Doo	0
04/24/06	46247	30,000	BLDG Add 2 Bdrms	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/28/02	194,500	Land + Bldg	Valid Sale	22729/31		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

White

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1960

No

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

5

1

7

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

245,087

7,338

0

0

0

252,430

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

31,460

Ground Floor Area

Total Living Area

Dwelling Value

223,310

1,200

1,780

Building Notes

26

18

26

50

24

50

4

14

4

18

14

4

16

16

16

16

14

8

14

8

ID

Code

Description

Area

A

11

C

D

E

F

G

Main Building

OFF

1SFR

FUB

1SFR

MPAT

FRAME UTILITY SHED

1200

88

112

64

468

256

100\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

10 x 10

100

1

2003

C

A

740

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

11

1,600

5

33

2,050

2

10

5,550

3

14

680

4

10

21,580