

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 19 CHRISTOPHER RD

Parcel ID: 178-043

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GENERAL INFORMATION

GARDNER JAMES J SHANNAN M GRAMAZIO 19 CHRISTOPHER RD BROCKTON MA 02302 Living Units 1
Neighborhood 185
Alternate ID 25
Vol / Pg 22729/31

District

Zoning R1C Class Residential

Property Notes



178-043 03/16/2020

Value Flag MARKET APPROACH

Gross Building:

			Land Information		
Туре		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

Base Date of Value 1/1/2020 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 Inf	ormation	
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 Bdrooms	0

Sales/Ownership History

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee08/28/02194,500Land + BldgValid Sale22729/31



RESIDENTIAL PROPERTY RECORD CARD

2021

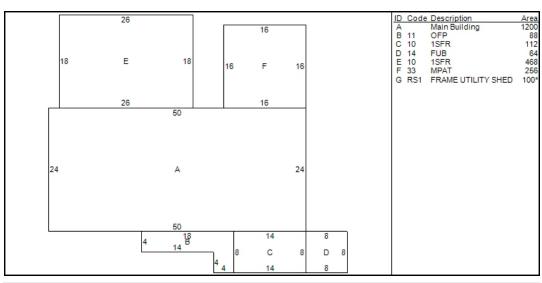
BROCKTON

Situs: 19 CHRISTOPHER RD Parcel Id: 178-043 **Dwelling Information** Style Ranch Slab Year Built 1960 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Oil Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 5 Full Baths 1 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** Total Rooms 7 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** 245,087 Base Price % Good 76 **Plumbing** % Good Override 7,338 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adi Factor 1 252,430 Additions 31,460 Subtotal 1,200 **Ground Floor Area** 1,780 Dwelling Value 223,310 **Total Living Area Building Notes**

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			Outbuilding	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value
Frame Shed	10 x	10	100	1	2003 C	Α	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						