

Situs : 11 CHRISTOPHER RD

Parcel ID: 178-044

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SCAGLIOLA BRIAN
11 CHRISTOPHER RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 26
Vol / Pg 39941/2
District
Zoning R1C
Class Residential

Property Notes



178-044 03/16/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|----------|-----------|-------------------|-------------|--------|
| Primary | SF 15,000 | | | 99,000 |
| Residual | SF 119 | | | 80 |

Total Acres: .3471
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|-----------------|-----------|---------|--------|---------|
| Land | 99,100 | 99,100 | 0 | 86,300 |
| Building | 187,200 | 187,300 | 0 | 182,300 |
| Total | 286,300 | 286,400 | 0 | 268,600 |

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 08/17/20 | JR | Field Review | Other |
| 11/27/17 | HP | Field Review | Other |

Permit Information

| Date Issued | Number | Price | Purpose | | % Complete |
|-------------|--------|--------|----------|---------------------------------|------------|
| 03/17/16 | 64252 | 16,000 | ROOF/NEW | Roof & Remodel Bathroom. Street | 100 |
| 08/03/99 | 31162 | 5,000 | BLDG | Vinyl Siding | 100 |

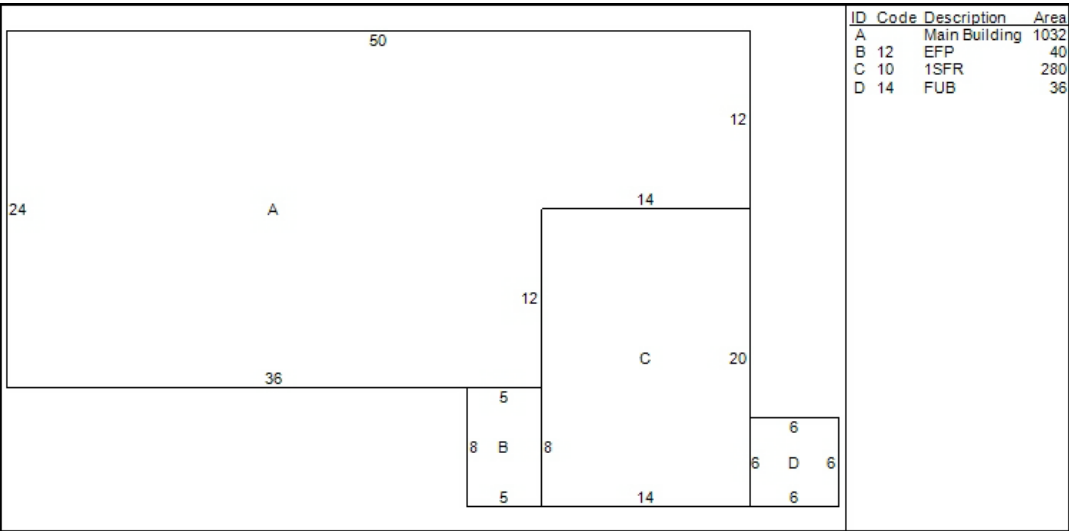
Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------|----------------|-----------|---------|
| 05/18/11 | | Land + Bldg | Transfer Of Convenience | 39941/2 | | |
| 06/02/06 | | Land + Bldg | Transfer Of Convenience | 32789/326 | | |
| 06/20/03 | 180,000 | Land + Bldg | Court Order/Decree | 25513/345 | | |
| 05/27/99 | 112,000 | Land + Bldg | Valid Sale | 17501/315 | | |

| | | | | |
|---------------------------|--------------------|--------------------------------|--------------|---------------------------|
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|---------------------------|--------------------|--------------------------------|--------------|---------------------------|

| 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 Bsm't 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 | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| 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 | Average | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 220,779 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 6,610 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 227,390 | Additions | 14,440 |
| Ground Floor Area | 1,032 | | |
| Total Living Area | 1,312 | Dwelling Value | 187,260 |

| 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 | |
| 1 | | 12 | | | 910 | |
| 2 | | 10 | | | 13,150 | |
| 3 | | 14 | | | 380 | |