

Situs : 5 CHRISTOPHER RD		Parcel ID: 178-045		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DELLA TERZA ROSEANN C/O DIANA DEANDRADE 5 CHRISTOPHER RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 27 Vol / Pg 27856/2 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,390			92,910					
Total Acres: .2385 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	92,900	92,900	0	81,600					
Building	177,600	193,600	0	177,800					
Total	270,500	286,500	0	259,400					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/31/04	229,900	Land + Bldg	Valid Sale	27856/2		DELLA TERZA ROSEANN			
11/20/98	108,000	Land + Bldg	Valid Sale	16838/105					
07/01/87	44,200	Land + Bldg	Changed After Asmt Date/B4 Sale						



178-045 03/16/2020

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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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	231,520	Additions	16,640
Ground Floor Area	1,060		
Total Living Area	1,228	Dwelling Value	192,600
Building Notes			

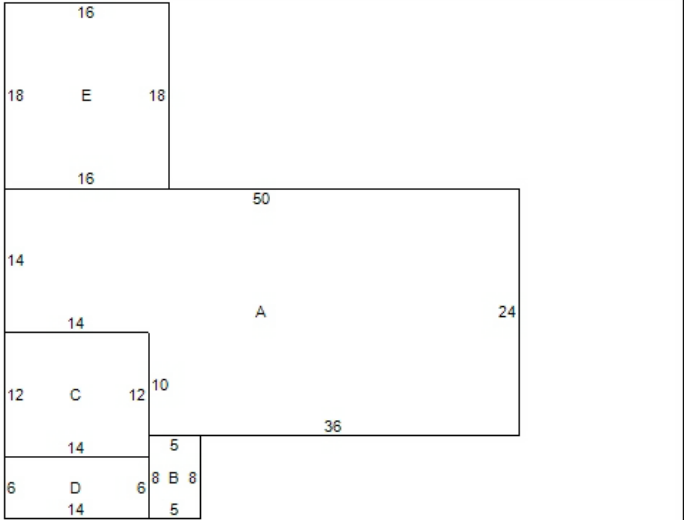
Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Wood Deck	10 x 16		160	1	2000	C	A	990	

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			910	
2		10			8,130	
3		14			910	
4		12			6,690	



ID	Code	Description	Area
A		Main Building	1060
B	12	EFB	40
C	10	1SFR	168
D	14	FUB	84
E	12	EFB	288
F	WD1	WOOD DECK	160