

<b>Situs : 12 CHRISTOPHER RD</b>	<b>Parcel ID: 178-187</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
----------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
ZUKOWSKI ANITA L	Living Units 1
12 CHRISTOPHER RD	Neighborhood 185
BROCKTON MA 02302	Alternate ID 1
	Vol / Pg 13774/00346
	District
	Zoning R1C
	Class Residential

Property Notes



178-187 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,370			92,890
Total Acres: .2381				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,900	92,900	0	81,500
Building	203,800	219,300	0	205,800
Total	296,700	312,200	0	287,300
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
06/01/98	FT	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/23/12	57019	6,575	BLDG Strip/Reroof	0
01/29/97	27064	11,100	BLDG Re-Roof,Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13774/346		

**Situs : 12 CHRISTOPHER RD**

**Parcel Id: 178-187**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

Style	Ranch Slab	Year Built	1957
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 FBLA Size Rec Rm Size	Pier/Slab x x	# Car Bsm't Gar FBLA Type 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	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms			
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

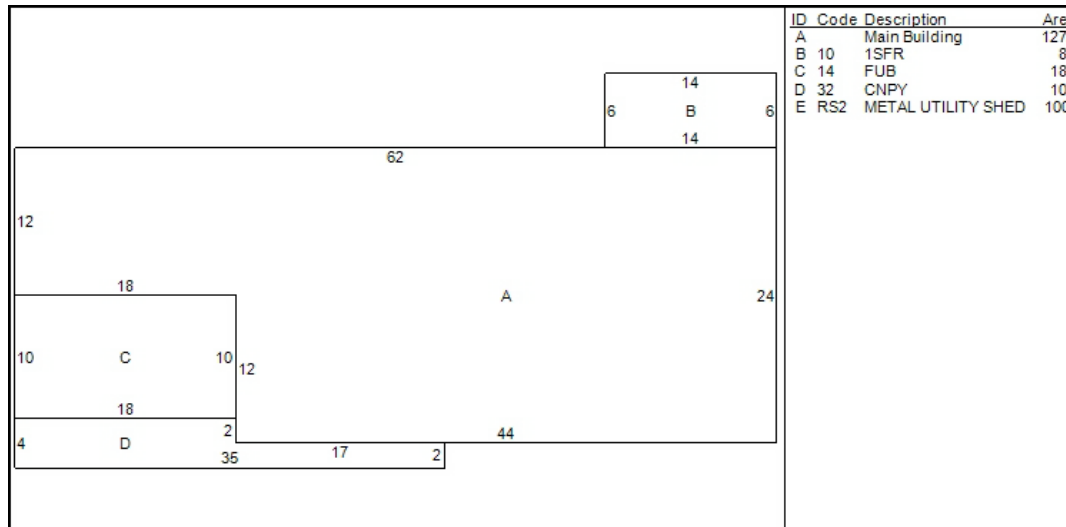
## Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

## Dwelling Computations

<b>Base Price</b>	255,361	<b>% Good</b>	76
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	7,646	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	278,430	<b>Additions</b>	7,150
<b>Ground Floor Area</b>	1,272		
<b>Total Living Area</b>	1,356	<b>Dwelling Value</b>	218,760

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	100	100	1	1980	C	A	490

## 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			4,330
2		14			1,980
3		32			840