

Situs : 40 CHRISTOPHER RD	Parcel ID: 178-239	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RIVERA BETHLIZ RICHARD T BEYNON 40 CHRISTOPHER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 3 Vol / Pg 45875/132 District Zoning R1C Class Residential
Property Notes	



178-239 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,235			94,030
Total Acres: .2579 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,000	94,000	0	82,400
Building	196,000	198,000	0	199,600
Total	290,000	292,000	0	282,000
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
08/18/20	JR	Field Review	Other

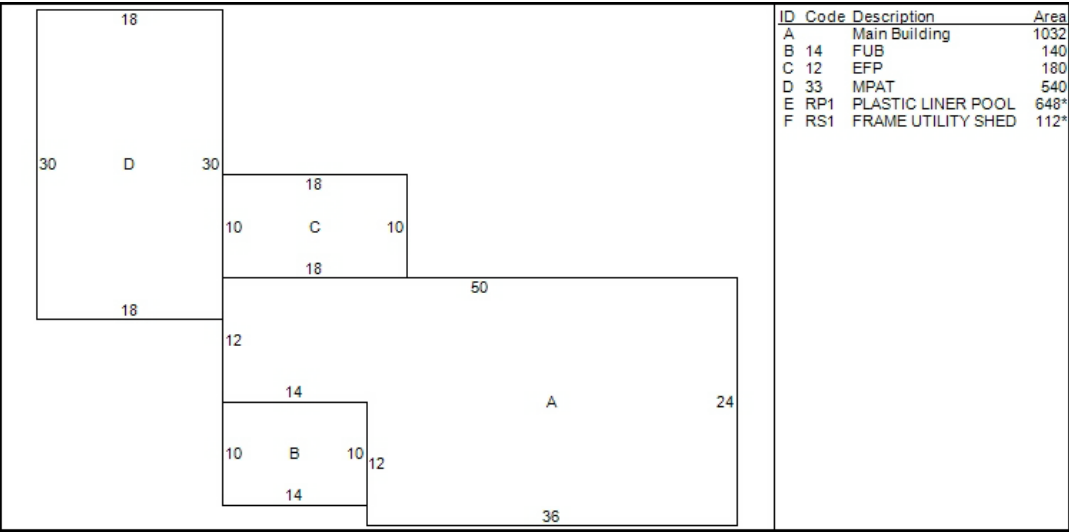
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/04/14	B61127	12,000	BLDG Roof+Kit Cabnts	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/18	293,000	Land + Bldg	Valid Sale	50346/59	Quit Claim	RIVERA BETHLIZ
07/31/15	225,000	Land + Bldg	Valid Sale	45875/132		CARLO BRIAN
09/10/14	100	Land + Bldg	Transfer Of Convenience	44725/73		
09/03/14	132,000	Land + Bldg	Changed After Asmt Date/B4 Sale	44705/114		
07/17/14	100	Land + Bldg	Family Sale	44537/266		

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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		
Color	Gray	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	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	9,382	C&D Factor	
		Adj Factor	1
Subtotal	236,770	Additions	9,960
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	189,910

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x 648		648	1	1972	C	G	7,690
Frame Shed	1 x 112		112	1	1980	C	A	410

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		14			1,520	
2		12			4,180	
3		33			4,260	