

**Situs : 384 CENTRE ST**

**Parcel ID: 154-040**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
LENY LSONS NEW LK HM IMPRV/MNT  
53 BROOK ST  
BROCKTON MA 02301

**GENERAL INFORMATION**  
Living Units 2  
Neighborhood 210  
Alternate ID 28  
Vol / Pg 18654/269  
District  
Zoning R2  
Class Residential



**Property Notes**  
STOP WK ORDER 11/22/19  
SEE NOTES

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 60			40

Total Acres: .1621  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	78,400	78,400	0	73,500
<b>Building</b>	371,600	371,600	0	184,900
<b>Total</b>	450,000	450,000	0	258,400

**Manual Override Reason**  
**Base Date of Value** 1/1/2020  
**Effective Date of Value** 1/1/2020

**Value Flag** COST APPROACH  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
09/02/20	GL	Field Review	Other
11/25/19	CP	Field Review	Other
06/12/19	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/20/18	70132	60,000	OTHER Change Unit To Tw o Fam And Adc	70
10/07/04	42854	5,300	BLDG Strip & Reroof	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/19/18	180,000	Land + Bldg	Private Sale No Put On Market	50063/46	Quit Claim	LENY LSONS NEW LK HM IMPRV/MNT
06/29/00		Land + Bldg	Transfer Of Convenience	18654/269		LENY LSONS NEW LK HM IMPRV/MNT

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**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1900
<b>Story height</b>	2.7	<b>Eff Year Built</b>	2000
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Tan		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	5
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	15	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		

**Adjustments**

<b>Int vs Ext</b>		<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

**Grade & Depreciation**

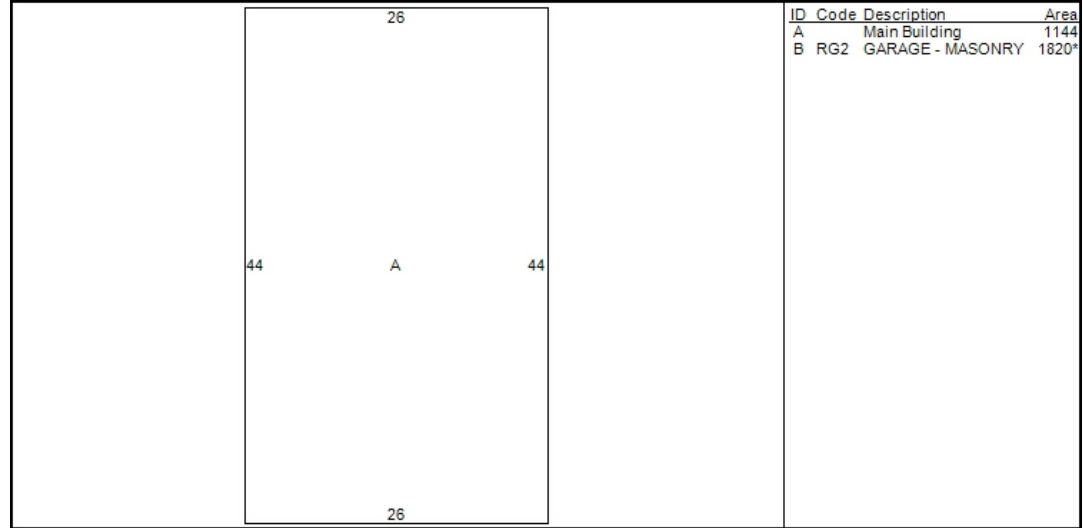
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>	70		

**Dwelling Computations**

<b>Base Price</b>	524,313	<b>% Good</b>	85
<b>Plumbing</b>	45,673	<b>% Good Override</b>	
<b>Basement</b>	24,000	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	70
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	593,990	<b>Additions</b>	
<b>Ground Floor Area</b>	1,144		
<b>Total Living Area</b>	3,146	<b>Dwelling Value</b>	353,420

**Building Notes**

ID	Code	Description	Area
A		Main Building	1144
B	RG2	GARAGE - MASONRY	1820*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	1820	1,820	1	1900	C	F	18,180

**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