

Situs : 10 LESTER RD	Parcel ID: 178-241	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHARLES NICKSON 10 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 50814/251 District Zoning R1C Class Residential
Property Notes	



178-241 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,900			94,910
Total Acres: .2732 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,900	94,900	0	83,100
Building	191,400	212,100	0	194,800
Total	286,300	307,000	0	277,900
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
05/25/05	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/07	49418	6,500	BLDG Strip & Reroof	100
12/14/04	43273	1,800	BLDG Notes	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/15/19	287,000	Land + Bldg	Repossession	50814/251	Quit Claim	CHARLES NICKSON
11/20/18	255,700	Land + Bldg	Repossession	50540/181	Quit Claim	US BANK NATL ASSC
08/20/04	236,000	Land + Bldg	Change After Sale (Physical)	28905/075		

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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	Tan	In-law Apt	No

Basement

Basement	Pier/Slab	# Car	Bsmt 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	1

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

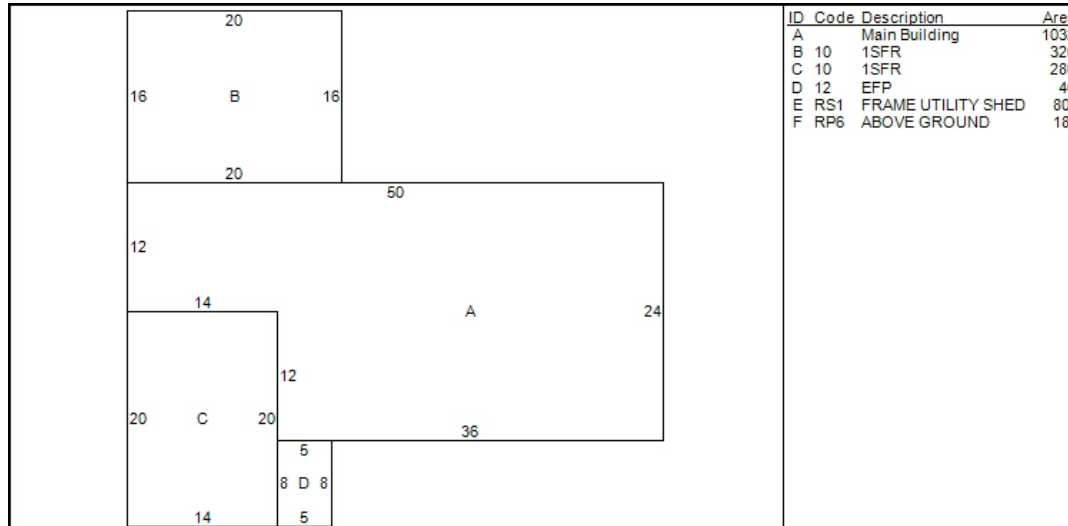
Grade & Depreciation

Grade	C	Market Adj
Condition	Good	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	12,798	C&D Factor	
		Adj Factor	1
Subtotal	240,190	Additions	28,960
Ground Floor Area	1,032		
Total Living Area	1,632	Dwelling Value	211,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2003	C	A	590
Aq Pool	1 x 18		18	1	2000	C	A	

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
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6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
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6700	6700	6700	6700
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7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
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8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
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8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		10			14,900
2		10			13,150
3		12			910