

Situs : 24 LESTER RD	Parcel ID: 178-243	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
PIRES MANUEL D C/O MARIANA G PIRES 24 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 4 Vol / Pg 49485/143 District Zoning R1C Class Residential

Property Notes



178-243 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	302,900	395,200	0	278,100
Total	397,800	490,100	0	361,200
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
06/03/20	CP	Field Review	Other
05/21/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/31/18	69714	60,000	ADDITION	100
04/20/10	53049	5,000	BLDG Fill In I/G Pool	100
06/06/07	48667	6,000	BLDG Strip & Re-Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/07/18	120,000	Land + Bldg	Change After Sale (Physical)	49485/143 5594/64	Quit Claim	PIRES MANUEL D

Situs : 24 LESTER RD	Parcel Id: 178-243	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	1998
Attic	None	Year Remodeled	2018
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Brown	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	Central Ac	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	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

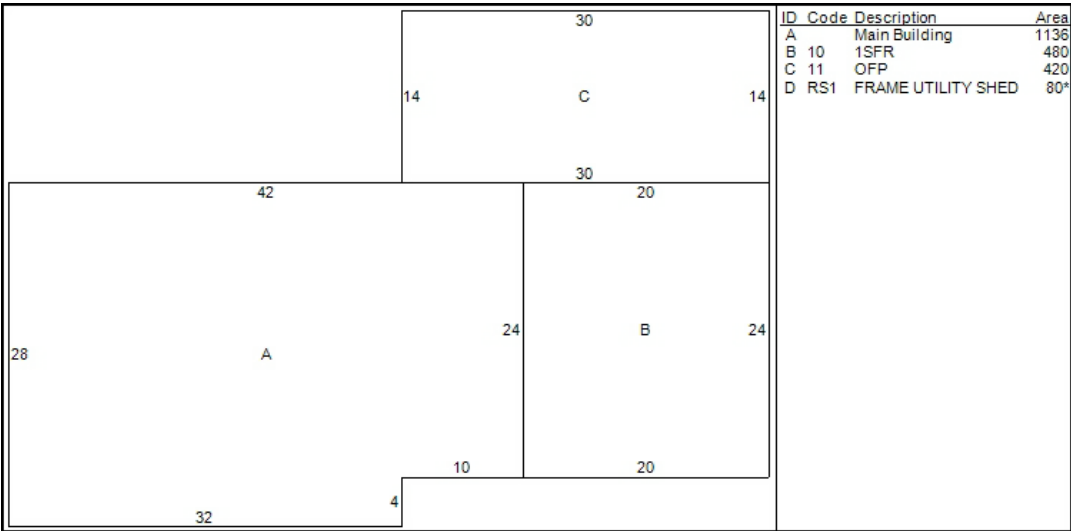
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	389,095	% Good	85
Plumbing	6,041	% Good Override	
Basement	7,060	Functional	
Heating	10,608	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	422,190	Additions	36,040

Ground Floor Area	1,136	Dwelling Value	394,900
Total Living Area	2,752		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1980	C	A	290

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			27,370	
3		11			8,670	