

Situs : 32 LESTER RD	Parcel ID: 178-244	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DELOREY GREGORY R 32 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 5 Vol / Pg 50728/15 District Zoning R1C Class Residential
Property Notes	



178-244 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	204,700	227,400	0	197,100
Total	299,600	322,300	0	280,200
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/13/12	56354	3,000	BLDG 16x20 Shed	0
01/05/11	54324	11,000	BLDG Siding + Int Re	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/16/19	10	Land + Bldg	Transfer Of Convenience	50728/15	Quit Claim	DELOREY GREGORY R
09/30/15	234,900	Land + Bldg	Valid Sale	46101/269		DELOREY GREGORY R
07/29/11	182,000	Land + Bldg	Valid Sale	40173/79		
12/21/10	100,000	Land + Bldg	Sale After Foreclosure	39442/301		
03/09/10	166,500	Land + Bldg	Repossession	38308/342		
03/28/03	213,000	Land + Bldg	Valid Sale	24624/170		

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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2011
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		

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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	Modern
Kitchen Type	Modern	Bath Remod	Yes
Kitchen Remod	Yes		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

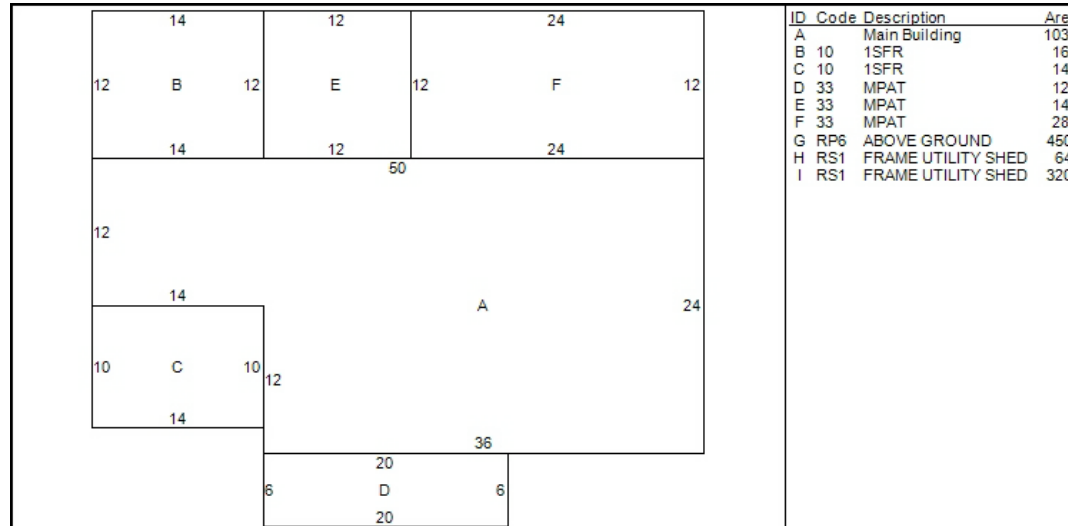
Grade & Depreciation

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

Dwelling Computations

Base Price	220,779	% Good	85
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	21,690
Ground Floor Area	1,032		
Total Living Area	1,340	Dwelling Value	222,940

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1988	C	A	
Frame Shed	8 x	8	64	1	2003	C	A	470
Frame Shed	16 x	20	320	1	2012	C	A	4,010

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	Line #	Low	1st	2nd	3rd	Value
1		10			9,100	5		33			2,550
2		10			7,650						
3		33			1,110						
4		33			1,280						