

Situs : 38 LESTER RD	Parcel ID: 178-245	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RESTUCCIA ALEXIS BRITTANY EMILY MAE RESTUCCIA 38 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 6 Vol / Pg 51647/73 District Zoning R1C Class Residential
Property Notes	



178-245 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	207,300	210,800	0	113,300
Total	302,200	305,700	0	196,400
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
01/23/17	CJP	Entry & Sign	Relative

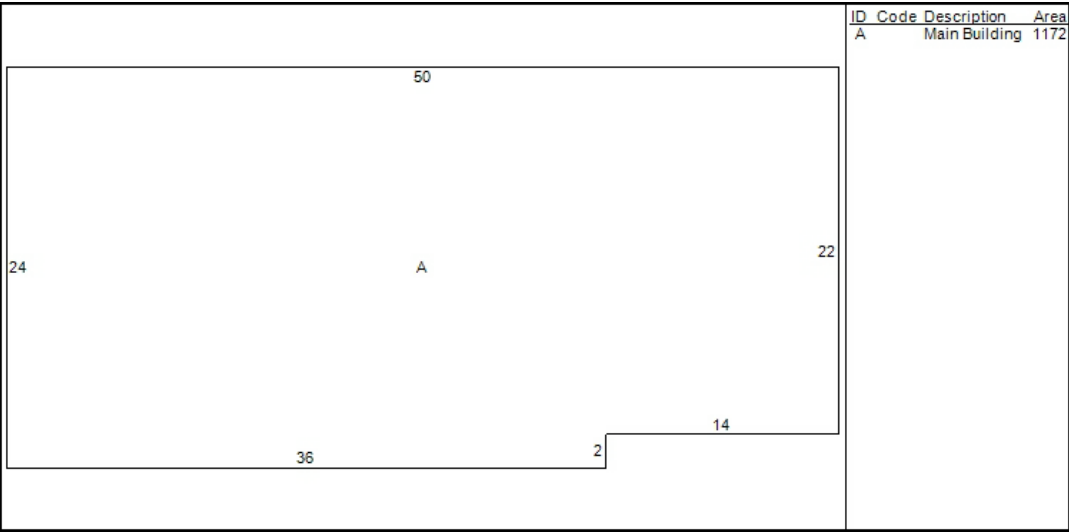
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/19/19	1208	26,000	OTHER	Renovations	100
11/30/06	47756	8,890	BLDG	Rem & Rep Shing	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/19	319,000	Land + Bldg	Valid Sale	51647/73	Quit Claim	RESTUCCIA ALEXIS BRITTANY
06/10/19	215,000	Land + Bldg	Court Order/Decree	51213/194	Quit Claim	EAST BROCKTON LLC
				2729/401		EAST BROCKTON LLC

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2018
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	240,827	% Good	85
Plumbing		% Good Override	
Basement	7,210	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	248,040	Additions	
Ground Floor Area	1,172		
Total Living Area	1,172	Dwelling Value	210,830

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	