

Situs : 46 LESTER RD	Parcel ID: 178-246	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NEW CITY INVESTORS LLC C/O RUDDYNERIS LARA 46 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 7 Vol / Pg 52130/27 District Zoning R1C Class Residential

Property Notes



178-246 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,080			96,470
Total Acres: .3003 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,500	96,500	0	84,300
Building	197,400	195,600	0	198,100
Total	293,900	292,100	0	282,400
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
06/03/20	CP	Field Review	Other

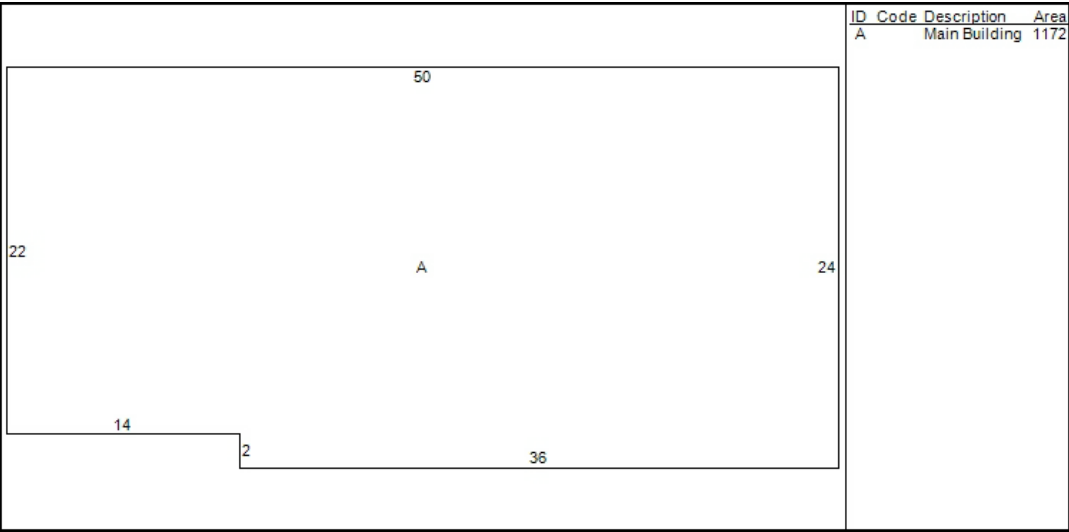
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/10/20	231	50,000	REMODEL	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/19	200,000	Land + Bldg	Change After Sale (Physical)	52130/27	Quit Claim	NEW CITY INVESTORS LLC
04/26/19	100	Land + Bldg	Court Order/Decree	51038/148	Unit Deed	KERR DANA P
				2714/194		KERR PETER B

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	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	Basic	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	
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	240,827	% Good	76
Plumbing		% Good Override	
Basement	7,210	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	257,420	Additions	
Ground Floor Area	1,172		
Total Living Area	1,172	Dwelling Value	195,640

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	