

Situs : 5 LESTER RD

Parcel ID: 178-285

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

EVANS NICOLE
233 N FRANKLIN ST
HOLBROOK MA 02343

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 43
Vol / Pg 38602/230
District
Zoning R1C
Class Residential

Property Notes



178-285 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,825			96,130

Total Acres: .2944
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,100	96,100	0	84,000
Building	190,700	209,200	0	197,100
Total	286,800	305,300	0	281,100

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
05/24/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/24/13	B58561	24,635	BLDG See Notes	100
03/10/11	54489	500	BLDG Sheetrock	0
11/06/07	49508	2,700	BLDG Pellet Stove	100
06/07/00	32869	430	BLDG 2 Rep Window s	100

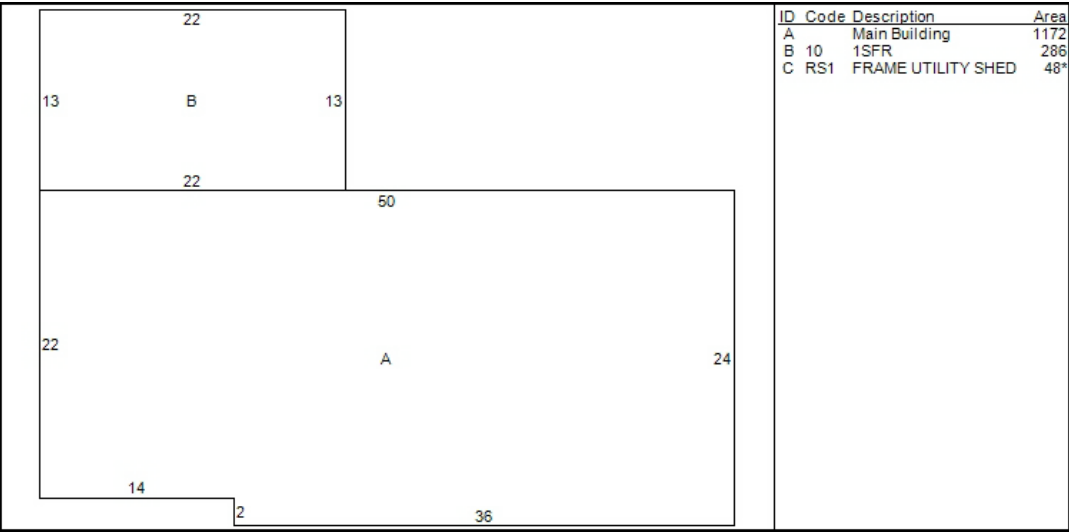
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/10	160,000	Land + Bldg	Valid Sale	38602/230		
03/18/10	232,588	Land + Bldg	Repossession	38329/147		
09/01/87	126,900	Land + Bldg	Valid Sale			

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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	Tan	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	7		
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	13,380
Ground Floor Area	1,172		
Total Living Area	1,458	Dwelling Value	209,020

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	48	48	1	1980	C	A	180

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			13,380	