

Situs : 93 LAURESTON ST

PARCEL ID: 086-097

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

ROSARIO VICTOR
EURY DICE ROSARIO
3 SPARLING DR
E BRIDGEWATER MA 02333
41220/19 04/11/2012

GENERAL INFORMATION

Living Units 6
Neighborhood 4312
Alternate ID 36
Vol / Pg 41220/19
District
Zoning R3
Class APARTMENT



086-097 03/23/2020

Property Notes

04/2012 FRCL & RESALE SAME

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	6.00		138,000
Total Acres: .1598 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	138,000	138,000	138,000	105,400
Building	404,800	404,400	404,800	437,400
Total	542,800	542,400	542,800	542,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/13/06	46012	18,000	BLDG See Notes	0
03/11/99	30317	6,321	BLDG Roof Over Old O	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/12	165,000	Land + Bldg	Sale After Foreclosure	41220/19		
05/28/04	405,000	Land + Bldg	Valid Sale	28321/285		
05/04/04	1	Land + Bldg	Family Sale	28127/172		
09/27/02	293,000	Land + Bldg	Valid Sale	22972/177		

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1906 /
Building #	1
Structure Type	Residential 4 Family
Identical Units	1
Total Units	6
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features							
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		1	72			1
3	Porch, Open Upper		1	72			1
4	Porch, Open Upper		1	72			1
2	Porch, Open		1	78			1
3	Porch, Open Upper		1	78			1
4	Porch, Open Upper		1	78			1

Interior/Exterior Information															
Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,458	178	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,458	178	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	1,458	178	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	1,458	178	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

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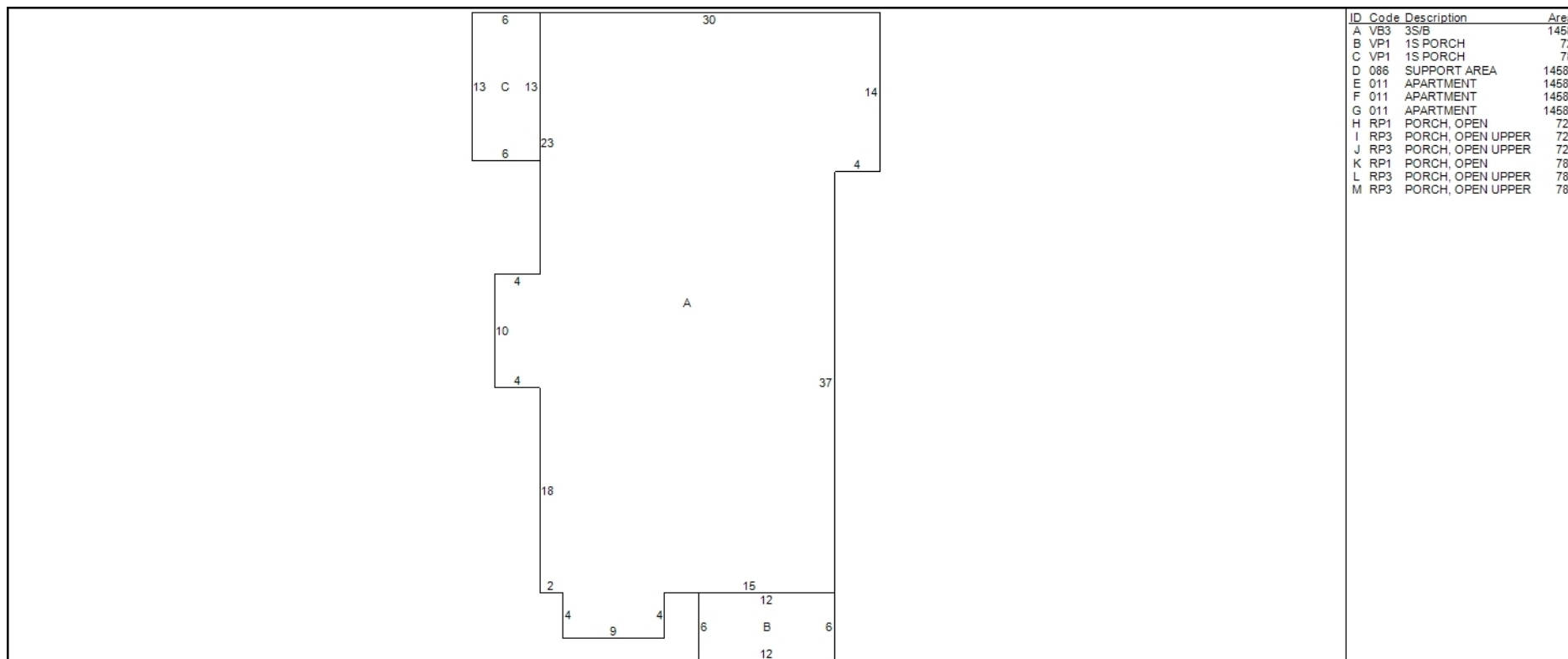
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
01	A	002 Apartments/Per Unit	6	4,374			73,800	5		0	70,110	40			28,044	28,044	42,066

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	1	10	6	12,300	73,800

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,832
Replace, Cost New Less Depr	323,480
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	125
Final Building Value	404,350
Value per SF	69.33

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	42,066
Capitalization Rate	0.077500
Sub total	542,787
Residual Land Value	
Final Income Value	542,787
Total Gross Rent Area	5,832
Total Gross Building Area	5,832