

Situs : 16 LAWRENCE ST	Parcel ID: 111-006	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ESPANA JUAN J 16 LAWRENCE ST 2 BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 1 Vol / Pg 49409/196 District Zoning C2 Class Residential

Property Notes
BOARDED UP 2016 VAC&ABAN



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,914		75,380
Total Acres: .1128 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,400	75,400	0	71,300
Building	433,600	504,400	0	336,200
Total	509,000	579,800	0	407,500
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
08/25/20	GL	Field Review	Other
12/04/17	H&P	Field Review	Other
07/12/17	CJP	Field Review	Other
01/25/17	H&P	Field Review	Other
12/28/16	H&P	Field Review	Other

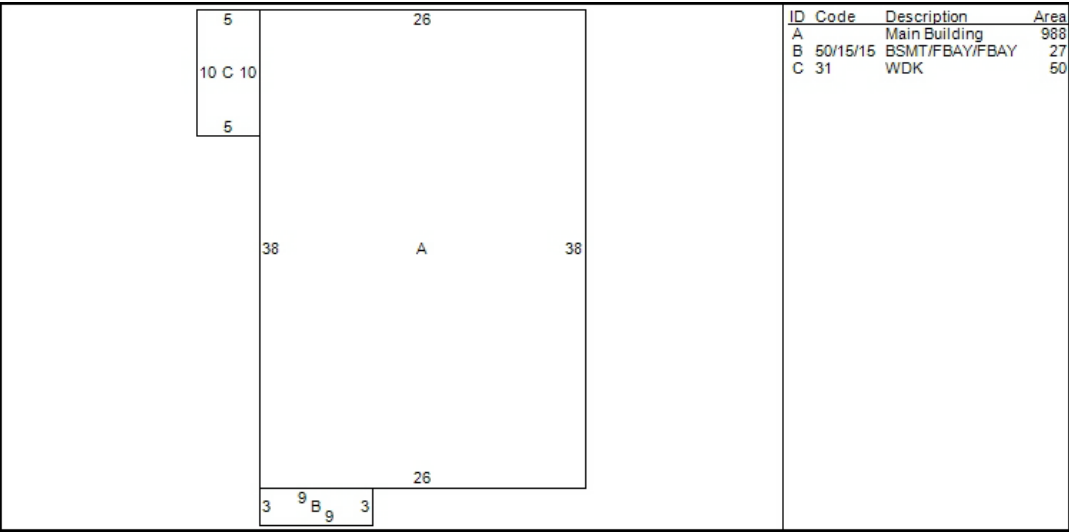
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/07/16	64820	20,000	INT IMPR	Also: New Siding, Window s, Roof 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/17/18	435,000	Land + Bldg	Valid Sale	49409/196	Quit Claim	ESPANA JUAN J
03/30/16	150,000	Land + Bldg	Change After Sale (Physical)	46749/307	Quit Claim	AMAN AHMED
03/11/09	89,000	Land + Bldg	Sale After Foreclosure	36917/26		
06/06/08	221,000	Land + Bldg	Repossession	36049/143		
02/21/07	430,000	Land + Bldg	Outlier-Written Desc Needed	34141/120		
11/05/01	174,900	Land + Bldg	Valid Sale	20845/180		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2.5	Eff Year Built	2000
Attic	None	Year Remodeled	2016
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# 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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	474,934	% Good	85
Plumbing	19,574	% Good Override	
Basement	21,740	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	21,680
Subtotal	516,250		
Ground Floor Area	988		
Total Living Area	2,524	Dwelling Value	504,380

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	
1	50	15	15		20,230	
2		31			1,450	