


Situs : 18 LAWRENCE ST	Parcel ID: 111-007	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
REGISTRE LUC ALBERT DARLINE CHAUDRY 18 LAWRENCE ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 2-1 Vol / Pg 44732/147 District Zoning C2 Class Residential
Property Notes	



111-007 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,910		72,470
<div>Total Acres: .0668</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,500	72,500	0	69,200
Building	148,200	125,800	0	143,700
Total	220,700	198,300	0	212,900
Manual Override Reason				
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information			
Date	ID	Entry Code	Source
08/25/20	GL	Field Review	Other

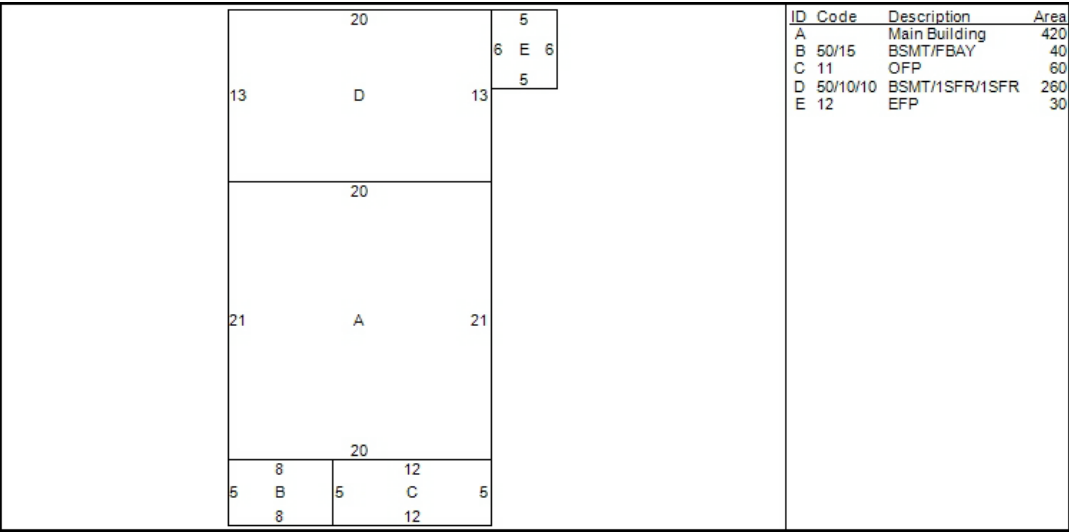
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/19/14	B60784	2,000	BLDG Redo Kit/Bath	100
07/11/13	B58504	21,575	BLDG Redo Kit/Bath	100
04/23/07	48362	3,000	BLDG Redo Bthrm, Kit	0
05/10/01	34527	6,000	BLDG Shtrk Bthrm, 4	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/06/18	238,000	Land + Bldg	Valid Sale	50489/215	Quit Claim	REGISTRE LUC ALBERT
09/12/14	50,000	Land + Bldg	Changed After Asmt Date/B4 Sale	44732/147		
06/28/13	51,777	Land + Bldg	Changed After Asmt Date/B4 Sale	43282/74		
07/08/09	34,000	Land + Bldg	Sale After Foreclosure	37467/153		
04/30/09	68,120	Land + Bldg	Repossession	37137/215		
01/23/07	139,900	Land + Bldg	Sale After Foreclosure	34011/10		
11/14/05	211,650	Land + Bldg	Repossession	31718/213		
02/20/04	235,000	Land + Bldg	Valid Sale	27582/302		
10/01/01	142,000	Land + Bldg	Valid Sale	20632/113		
04/25/01		Land + Bldg	Transfer Of Convenience	19715/272		

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Dwelling Information			
Style	Colonial Ne	Year Built	1894
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	132,567	% Good	62
Plumbing		% Good Override	
Basement	12,440	Functional	
Heating	0	Economic	
Attic	21,427	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	166,430	Additions	22,630
Ground Floor Area	420		
Total Living Area	1,148	Dwelling Value	125,820

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			2,290	
2		11			930	
3	50	10	10		18,850	
4		12			560	