

**Situs : 20 LAWRENCE ST**

**Parcel ID: 111-008**

**Class: Tw o-Fam ily**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

POYAU JOHN  
17 LEXINGTON ST  
WESTON MA 02493

## GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	2-2
Vol / Pg	39695/143
District	
Zoning	C2
Class	Residential

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,550		73,400

Total Acres: .0815  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/25/20	GL	Field Review	Other
09/23/02	BM	Unoccupied	Tenant

### Assessment Information

	Appraised	Cost	Income	Prior
Land	73,400	73,400	0	69,900
Building	279,000	271,300	0	238,000
Total	352,400	344,700	0	307,900

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/24/00	32232	20,000	BLDG Winds, V Drs, R	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/25/11	65,000	Land + Bldg	Sale After Foreclosure	39695/143		
06/01/10	117,491	Land + Bldg	Repossession	38579/67		
07/31/01	178,900	Land + Bldg	Valid Sale	20283/167		
11/30/99	40,000	Land + Bldg	Changed After Asmt Date/B4 Sale	18087/3		
05/01/85	89,900	Land + Bldg	Valid Sale			

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Class: Two-Family

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**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1874
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	5	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>	2	<b>Extra Fixtures</b>	
<b>Total Rooms</b>	9		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

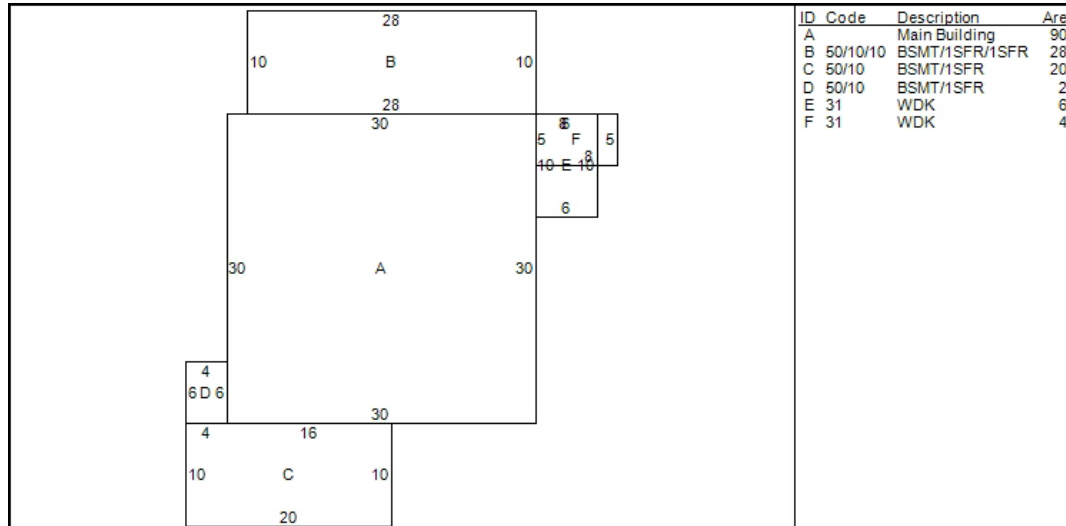
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	359,488	<b>% Good</b>	45
<b>Plumbing</b>	16,312	<b>% Good Override</b>	
<b>Basement</b>	20,444	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	396,240	<b>Additions</b>	75,120
<b>Ground Floor Area</b>	900		
<b>Total Living Area</b>	2,584	<b>Dwelling Value</b>	271,260

**Building Notes**



ID Code	Description	Area
A	Main Building	900
B	50/10/10 BSMT/1SFR/1SFR	280
C	50/10 BSMT/1SFR	200
D	50/10 BSMT/1SFR	24
E	31 WDK	60
F	31 WDK	40

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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	Line #	Low	1st	2nd	3rd	Value
1	50	10	10		47,070	5			31		680
2	50	10			20,840						
3	50	10			5,630						
4		31			900						