

Situs : 34 LAWRENCE ST	Parcel ID: 111-012	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BM PROPERTY MANAGEMENT LLC 4 MARYANN AVE BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 5A Vol / Pg 49695/289 District Zoning C2 Class Residential

Property Notes
1ST FLR BOARDED UP



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,656		75,000
Total Acres: .1069 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,000	75,000	0	71,000
Building	404,100	484,900	0	363,500
Total	479,100	559,900	0	434,500
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
05/30/18	CP	Field Review	Other
10/09/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/12/16	66016	45,000	SIDING	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/13/18	100	Land + Bldg	Transfer Of Convenience	49695/289	Quit Claim	BM PROPERTY MANAGEMENT LLC
09/20/16	115,000	Land + Bldg	Change After Sale (Physical)	47486/49	Quit Claim	J M CABRAL MANA GMENT LLC
07/29/16	80,000	Land + Bldg	Court Order/Decree	47256/189	Quit Claim	GONZALEZ DAISY
				3995/54		

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Dwelling Information			
Style	Two Family	Year Built	1880
Story height	2.5	Eff Year Built	2003
Attic	Unfin	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

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	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

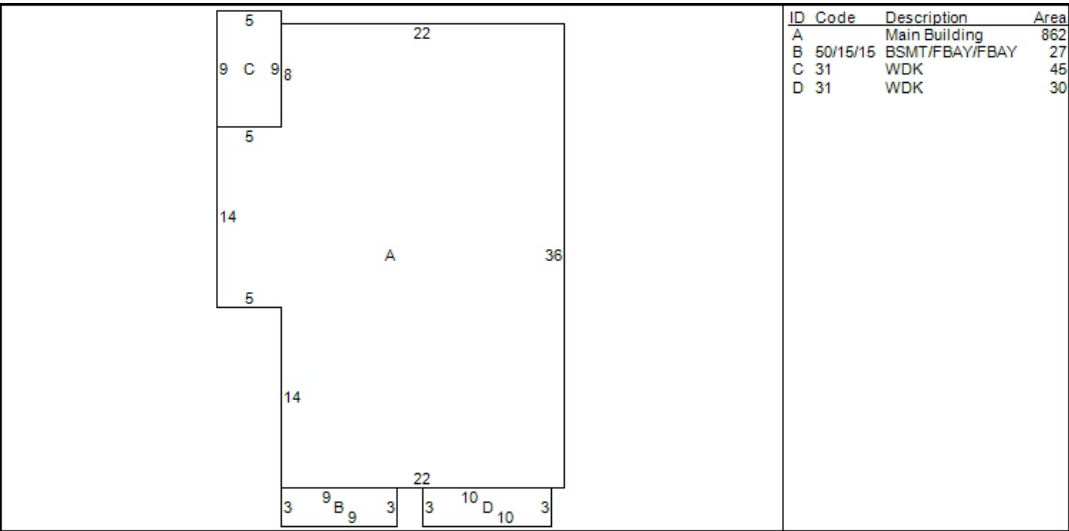
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	434,431	% Good	87
Plumbing	19,574	% Good Override	
Basement	19,886	Functional	
Heating	0	Economic	
Attic	8,563	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	482,450	Additions	23,140

Ground Floor Area	862		
Total Living Area	2,209	Dwelling Value	484,850

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		20,710	
2		31			1,390	
3		31			1,040	