

Situs : 42 LAWRENCE ST

Parcel ID: 111-013

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FORTES ALCIDES
& AMELIA C FORTES
225 ELM ST
E BRIDGEWATER MA 02333

GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	6A
Vol / Pg	14933/248
District	
Zoning	C2
Class	Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,891			75,340

Total Acres: .1123
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/25/20	GL	Field Review	Other
10/09/14	DR	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,300	75,300	0	71,300
Building	330,700	338,700	0	231,800
Total	406,000	414,000	0	303,100

Manual Override Reason

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/27/97	27117	2,000	BLDG Inst Gut & Fasc	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/27/97		Land + Bldg	Transfer Of Convenience	14933/248		

Situs : 42 LAWRENCE ST	Parcel Id: 111-013	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information

Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

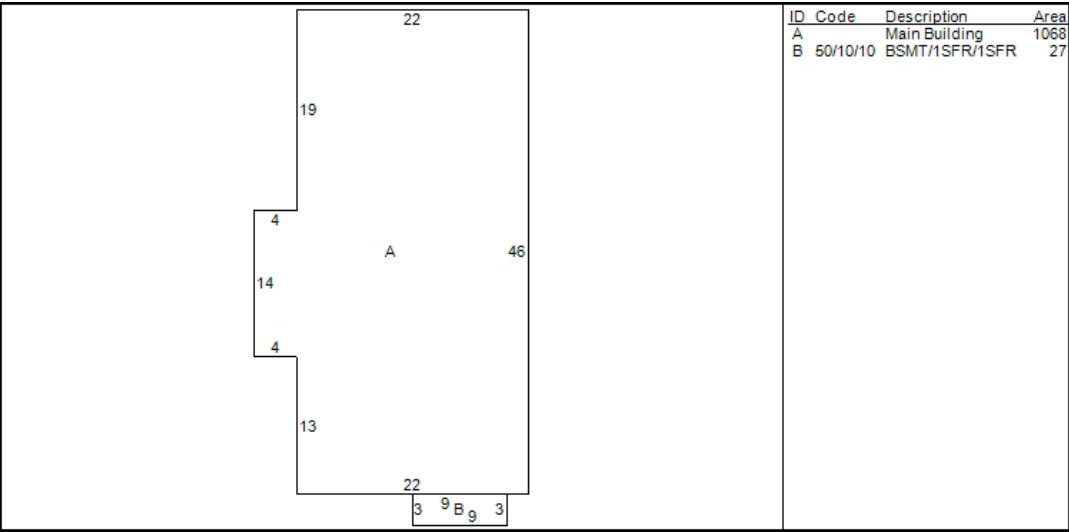
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

Base Price	402,805	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,908	Functional	
Heating	0	Economic	
Attic	39,457	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	474,960	Additions	14,760
Ground Floor Area	1,068		
Total Living Area	2,617	Dwelling Value	338,690



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	10	10		14,760	

Building Notes