


<b>Situs : 46 LAWRENCE ST</b>	<b>Parcel ID: 111-075</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
BRANDAO JHOANNA N 43 MONPONSET ST HYDE PARK MA 02136	Living Units    3 Neighborhood   210 Alternate ID    6 Vol / Pg        42926/349 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



111-075 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,145		71,360
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <span>Total Acres: .0492</span> <span>Spot:</span> <span>Location:</span> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	71,400	71,400	0	68,400
Building	351,100	352,800	0	295,400
<b>Total</b>	<b>422,500</b>	<b>424,200</b>	<b>0</b>	<b>363,800</b>
<div style="text-align: right; margin-top: 10px;"> <b>Manual Override Reason</b>  <b>Base Date of Value</b> 1/1/2020  <b>Effective Date of Value</b> 1/1/2020                 </div>				
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span><b>Value Flag</b> MARKET APPROACH</span> <span><b>Gross Building:</b></span> </div>				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/08/06	47614	22,720	BLDG	See Notes
02/09/01	34119	2,100	BLDG	12 Rep Window s

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
04/12/13	175,000	Land + Bldg	Valid Sale	42926/349	
06/19/08	10	Land + Bldg	Transfer Of Convenience	36092/190	
06/07/06		Land + Bldg	Transfer Of Convenience	32819/2	
12/19/05		Land + Bldg	Transfer Of Convenience	31929/10	
07/24/98		Land + Bldg	Transfer Of Convenience	16325/205	
02/01/90	240,000	Land + Bldg	Valid Sale		

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**Dwelling Information**

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1900
<b>Story height</b>	3	<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>	Tan	<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>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	12		
<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**

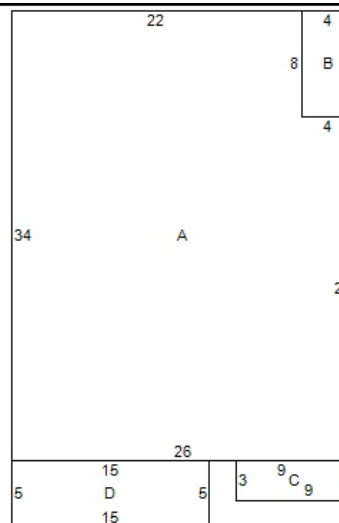
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	438,111	<b>% Good</b>	62
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	18,272	<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>	474,510	<b>Additions</b>	29,150
<b>Ground Floor Area</b>	852		
<b>Total Living Area</b>	2,637	<b>Dwelling Value</b>	352,770

**Building Notes**

ID	Code	Description	Area
A		Main Building	852
B	11/11/11	OFF/OFP/OFP	32
C	50/15/15/15	BSMT/FBAY/FBAY/...	27
D	11/11/11	OFP/OFP/OFP	75



**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
1		11	11	11	3,350
2	50	15	15	15	19,720
3		11	11	11	6,080