

Situs : 38 LAWRENCE ST	Parcel ID: 111-077	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FORTES ALCIDES & AMELIA C FORTES 225 ELM ST E BRIDGEWATER MA 02333	Living Units 2 Neighborhood 210 Alternate ID 6B Vol / Pg 14933/246 District Zoning C2 Class Residential

Property Notes



111-077 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,622		77,850
Total Acres: .152 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,900	77,900	0	73,100
Building	337,200	343,800	0	238,200
Total	415,100	421,700	0	311,300
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
10/09/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/07/19	1842	7,000	EXTERIOR R W S	

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
				14933/246	Grantee FORTES ALCIDES

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	2019
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	391,195	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,248	Functional	
Heating	0	Economic	
Attic	9,580	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	432,810	Additions	36,580
Ground Floor Area	1,024		
Total Living Area	2,270	Dwelling Value	331,760
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1024</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>168</td> </tr> <tr> <td>C</td> <td>50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>27</td> </tr> <tr> <td>D</td> <td>14</td> <td>FUB</td> <td>25</td> </tr> <tr> <td>E</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>861</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1024	B	10	1SFR	168	C	50/15/15	BSMT/FBAY/FBAY	27	D	14	FUB	25	E	RG1	GARAGE - WD/CB	861
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D	14	FUB	25																						
E	RG1	GARAGE - WD/CB	861																						
Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Det Garage	21 x 41		861	1	1940	C	A	12,050																	
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		10			21,510																				
2	50	15	15		14,760																				
3		14			310																				