

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 38 LAWRENCE ST

Parcel ID: 111-077

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

Living Units 2 Neighborhood 210 Alternate ID 6B 14933/246

Vol / Pg District

GENERAL INFORMATION

Validity

Zoning Class C2 Residential

Property Notes



111-077 03/23/2020

Land Information Type Size Influence Factors Influence % Value SF 6,622 77,850 Primary

Total Acres: .152

Spot:

Transfer Date

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:

Sales/Ownership History

			Permit Info	orm ation	
Date Issued	Number	Price	Purpose		% Complete
10/07/19	1842	7,000	EXTERIOR	RWS	

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

Price Type

Oale 3/OW Her	amp matory	
	Deed Reference Deed Type 14933/246	Grantee FORTES ALCIDES



Situs: 38 LAWRENCE ST

RESIDENTIAL PROPERTY RECORD CARD 2

Parcel Id: 111-077

2021

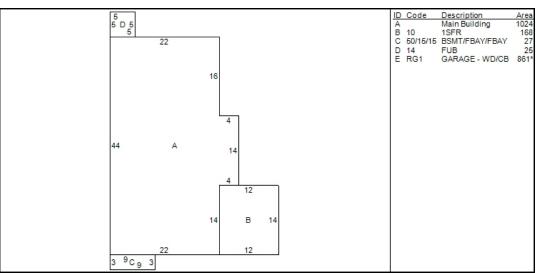
BROCKTON

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 Color Yellow In-law Apt No Basement Basement Full # Car Bsmt 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 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** 391,195 Base Price % Good 62 9,787 **Plumbing** % Good Override 22,248 Basement **Functional** 0 Heating Economic 9,580 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 432,810 Additions 36,580 Subtotal 1,024 **Ground Floor Area Total Living Area** 2,270 Dwelling Value 331,760 **Building Notes**

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		C	Outbuilding	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grad	e Condition	Value
Det Garage	21 x	41	861	1	1940 C	Α	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			