


Situs : 33 LYNN RD		Parcel ID: 178-046		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GORMAN CATHERINE C 33 LYNN ROAD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 81 Vol / Pg 36616/046 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>178-046 03/16/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 11,580			94,490					
Total Acres: .2658 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	94,500	94,500	0	82,800					
Building	178,400	179,200	0	158,500					
Total	272,900	273,700	0	241,300					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/04/05	44624	5,000	BLDG Strip Roof, Red	0					
07/21/99	31108	6,200	BLDG Strip O Vinyl,	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12/18/08	135,000	Land + Bldg	Outlier-Written Desc Needed	36616/046	Foreclosure				
03/30/98		Land + Bldg		16032/161					
11/13/97		Land + Bldg		15643					
11/13/97		Land + Bldg	Transfer Of Convenience	15643/177					

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Dwelling Information

Style Ranch Slab	Year Built 1960
Story height 1	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	
Color Blue	In-law Apt No

Basement

Basement Pier/Slab	# 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 Oil	Openings
System Type Hot Water	Pre-Fab

Room Detail

Bedrooms 3	Full Baths 1
Family Rooms 1	Half Baths
Kitchens	Extra Fixtures
Total Rooms 6	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

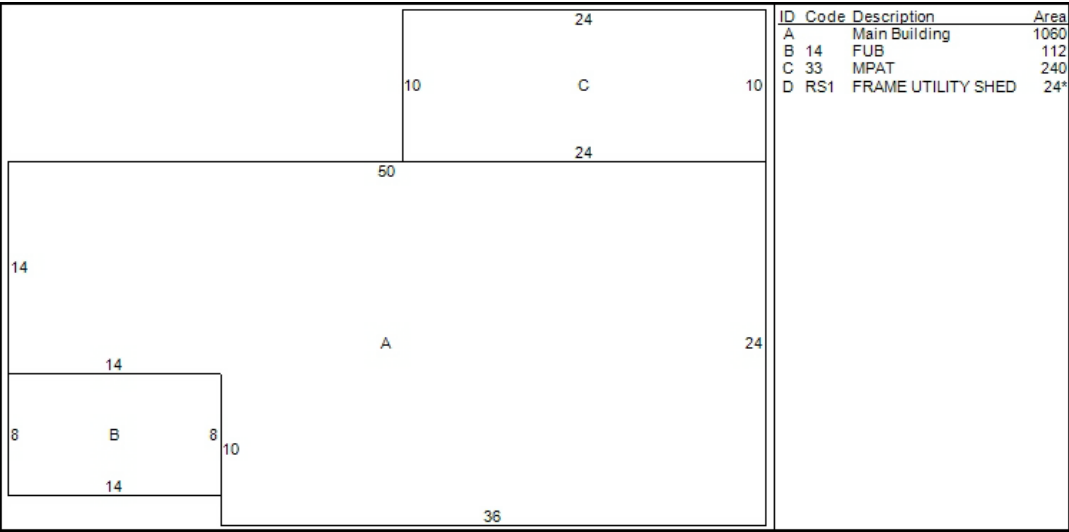
Grade & Depreciation

Grade C	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 224,788	% Good 76
Plumbing	% Good Override
Basement 6,730	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 231,520	Additions 3,120
Ground Floor Area 1,060	
Total Living Area 1,060	Dwelling Value 179,080

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	24	24	1	1997	C	A	120

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	Unit Location
Unit Level	Unit View
Unit Parking	Model Make (MH)
Model (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		14			1,220
2		33			1,900