

**Situs : 23 LYNN RD**

**Parcel ID: 178-047**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

PASCARELLI RICHARD J  
23 LYNN RD  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	82
Vol / Pg	24342/167
District	
Zoning	R1C
Class	Residential

## Property Notes



178-047 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	14,506		98,350

Total Acres: .333  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

## Assessment Information

	Appraised	Cost	Income	Prior
Land	98,400	98,400	0	85,800
Building	172,000	160,400	0	159,300
Total	270,400	258,800	0	245,100

## Manual Override Reason

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

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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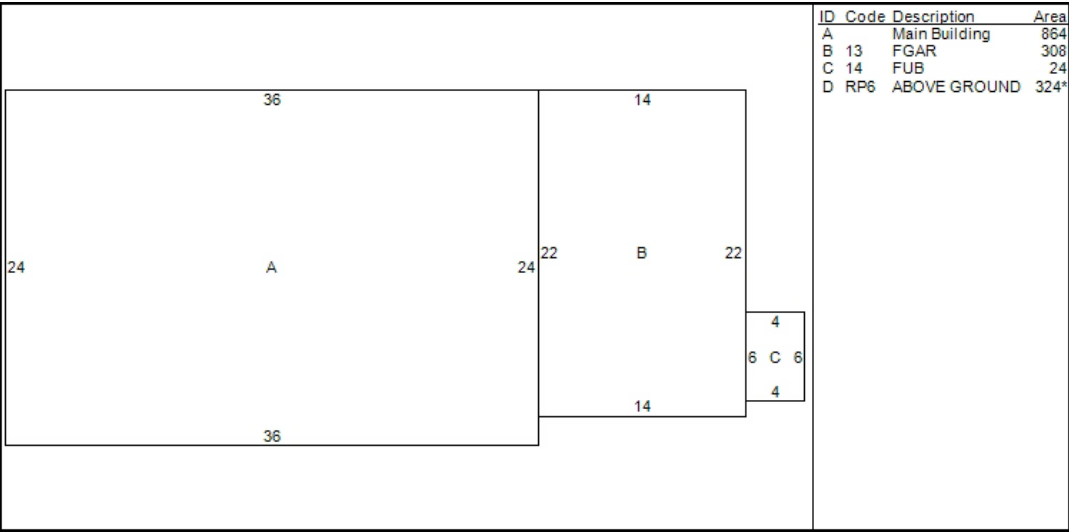
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/03		Land + Bldg	Transfer Of Convenience	24342/167		
11/09/98		Land + Bldg	Transfer Of Convenience	16792/2		
11/09/98	32,500	Land + Bldg	Court Order/Decree	16792/1		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brow n		
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		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	6,610
Ground Floor Area	864		
Total Living Area	864	Dwelling Value	160,400

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	18 x 18		324	1	2008	C	A	

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		13			6,310	
2		14			300	