


Situs : 5 LYNN RD		Parcel ID: 178-050		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER				GENERAL INFORMATION					
RED SPRING REALTY PARTNERS LLC C/O SAMANTHA ROSE BUTTS 5 LYNN RD BROCKTON MA 02302				Living Units 1 Neighborhood 185 Alternate ID 85 Vol / Pg 51958/192 District Zoning R1C Class Residential					
Property Notes									
<div></div> <div>178-050 03/16/2020</div>									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,407			94,260
Total Acres: .2619 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,300	94,300	0	82,600
Building	179,000	170,200	0	176,000
Total	273,300	264,500	0	258,600
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
08/17/20	JR	Field Review	Other
06/16/20	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/29/19	2014	43,000	REMODEL	Complete Rehab/ Half Done By 12/ 50
08/12/13	B58677	5,000	BLDG	Weatherization 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/19	157,000	Land + Bldg	Outlier-Written Desc Needed	51958/192	Quit Claim	RED SPRING REALTY PARTNERS LLC
06/22/04	216,000	Land + Bldg	Sale After Foreclosure	28495/295		FRECHETTE DAVID W
03/29/04		Land + Bldg	Sale After Foreclosure	27815/247		
10/14/03	212,243	Land + Bldg	Repossession	26781/34		
12/11/00	164,900	Land + Bldg	Valid Sale	19154/159		

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Dwelling Information			
Style	Ranch Slab	Year Built	1958
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2019
Exterior Walls	Frame	Amenities	
Masonry Trim	4 x 32		
Color	Gray	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	Yes	Bath Remod	Yes
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	85		
Dwelling Computations			
Base Price	220,779	% Good	85
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	85
Other Features	3,821	C&D Factor	
		Adj Factor	1
Subtotal	231,210	Additions	3,060
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	169,650

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 120		120	1	1987	C	G	550

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		33			1,360	
2		14			1,700	