

Situs : 10 LYNN RD	Parcel ID: 178-056	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARTELLO LAWRENCE M LE ROBERTA L MARTELLO LE 10 LYNN ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 36265/279 District Zoning R1C Class Residential

Property Notes



178-056 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,885			97,530
Total Acres: .3188 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,500	97,500	0	85,100
Building	188,900	189,100	0	183,600
Total	286,400	286,600	0	268,700
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
05/24/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/20/12	56676	1,000	BLDG 30x17 Deck+Int	0
10/25/10	54041	6,000	BLDG Roof/Gutrs	0
07/03/00	33034	7,000	BLDG New Siding, Gut	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/12/08	1	Land + Bldg	Family Sale	36265/279		

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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	Yellow	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	4	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

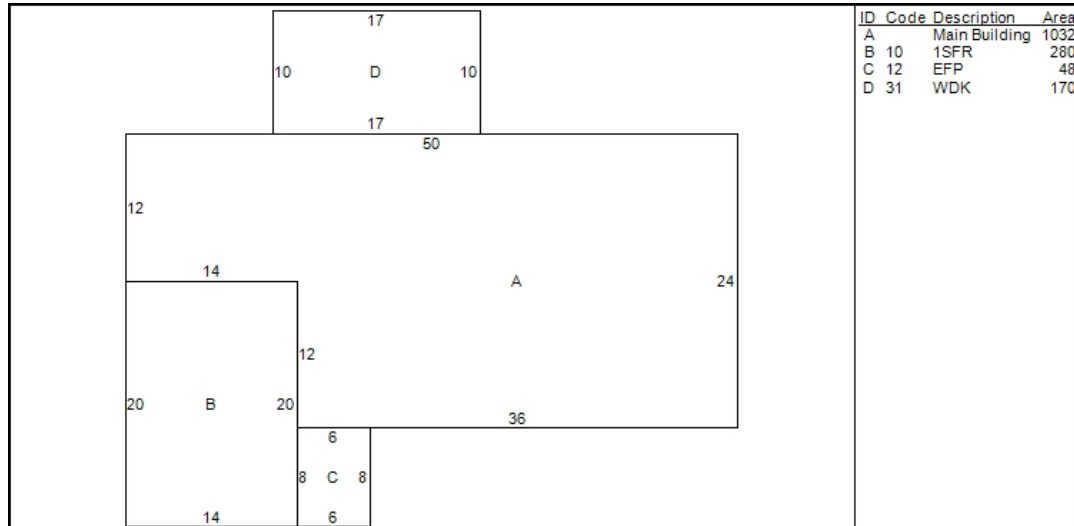
Grade & Depreciation

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

Dwelling Computations

Base Price	220,779	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	227,390	Additions	16,270
Ground Floor Area	1,032		
Total Living Area	1,312	Dwelling Value	189,090

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			13,150
2		12			1,140
3		31			1,980