


Situs : 24 LYNN RD	Parcel ID: 178-058	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PINA JOSEPH 24 LYNN ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 4 Vol / Pg 9410/145 District Zoning R1C Class Residential
Property Notes	



178-058 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	11,340		94,170
Total Acres: .2603				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,200	94,200	0	82,500
Building	194,800	216,800	0	204,200
Total	289,000	311,000	0	286,700
Manual Override Reason				
Base Date of Value			1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020
Gross Building:				

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

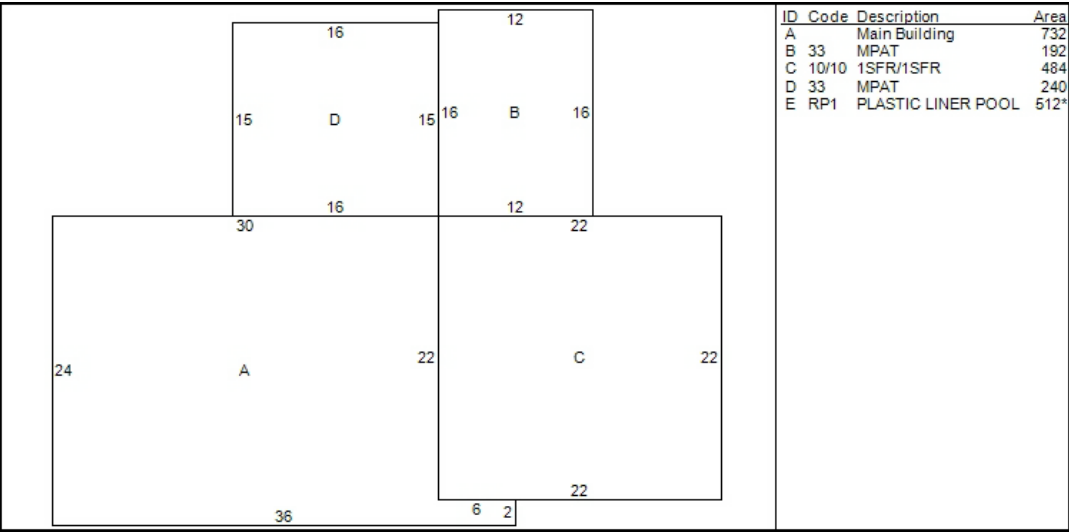
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/09	52382	2,500	BLDG Wnds/Drs/Kit Ca	0
12/08/03	41000	16,300	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/10	215,000	Land + Bldg	Valid Sale	39410/145		
09/23/09	110,000	Land + Bldg	Sale After Foreclosure	37741/116		
06/24/08	11,815	Land + Bldg	Repossession	36108/103		
12/30/02		Land + Bldg	Transfer Of Convenience	23819/215		
06/06/02	195,000	Land + Bldg	Sold Twice In Same Year	22214/175		
11/03/00		Land + Bldg	Family Sale	19041/145		
12/18/98	119,000	Land + Bldg	Valid Sale	16954/152		
10/01/95	109,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	177,425	% Good	85
Plumbing		% Good Override	
Basement	5,312	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	192,120	Additions	46,840
Ground Floor Area	732		
Total Living Area	1,700	Dwelling Value	210,140

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1979	C	G	6,660

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C
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			1,700	
2		10	10		43,010	
3		33			2,130	