

Situs : 30 LYNN RD	Parcel ID: 178-059	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCCARTY SARAH A JOHN MCCARTY 30 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 5 Vol / Pg 38300/315 District Zoning R1C Class Residential
Property Notes	



178-059 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,640			93,240
Total Acres: .2443 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,200	93,200	0	81,800
Building	183,500	194,300	0	181,300
Total	276,700	287,500	0	263,100
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
05/17/18	CP	Field Review	Other
05/01/02	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/19/17	B67179	1,000	DOORS	100
08/06/13	B58630	5,189	BLDG 5 Replc Windw s	100
09/30/02	37689	6,700	BLDG Strip & Reroof	100
10/30/01	35675	11,626	BLDG Vinyl Siding	100
04/13/00	32486	4,500	BLDG 16 X 16 Deck In	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/05/10		Land + Bldg	Transfer Of Convenience	38300/315		

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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 White	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

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	

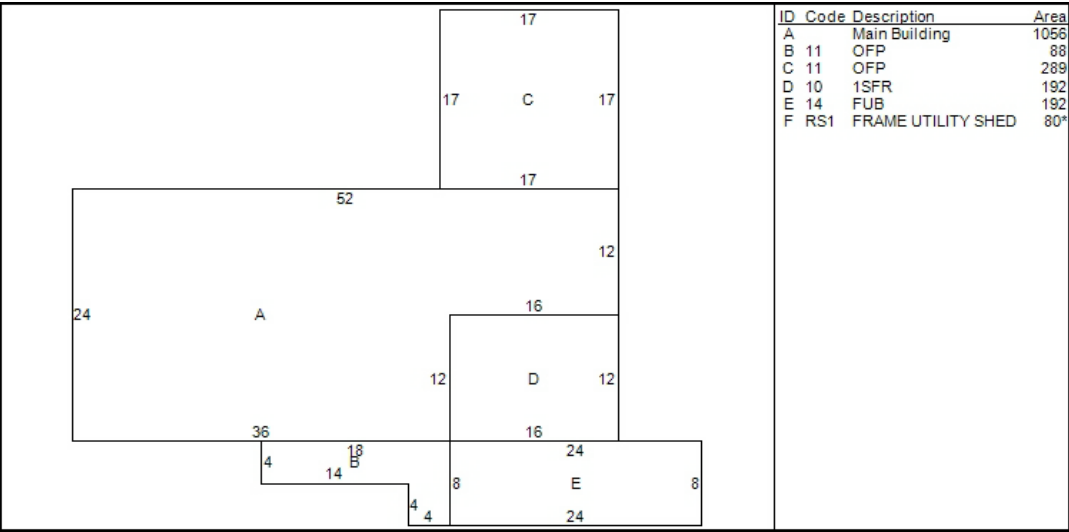
Grade & Depreciation

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

Dwelling Computations

Base Price 224,287	% Good 76	
Plumbing	% Good Override	
Basement 6,715	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 0	C&D Factor	
	Adj Factor 1	
Subtotal 231,000	Additions 18,330	
Ground Floor Area 1,056		
Total Living Area 1,248	Dwelling Value 193,890	

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	80	80	1	1995	C	A	380

Condominium / Mobile Home Information

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

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			1,600
3		11			5,400
4		10			9,200
5		14			2,130