

Situs : 38 LYNN RD	Parcel ID: 178-060	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
OKORO EMEKA 38 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 6 Vol / Pg 28396/72 District Zoning R1C Class Residential
Property Notes	



178-060 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,470			93,020
Total Acres: .2404 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,000	93,000	0	81,600
Building	183,200	186,100	0	163,600
Total	276,200	279,100	0	245,200
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
03/31/16	CJP	Entry & Sign	Ow ner

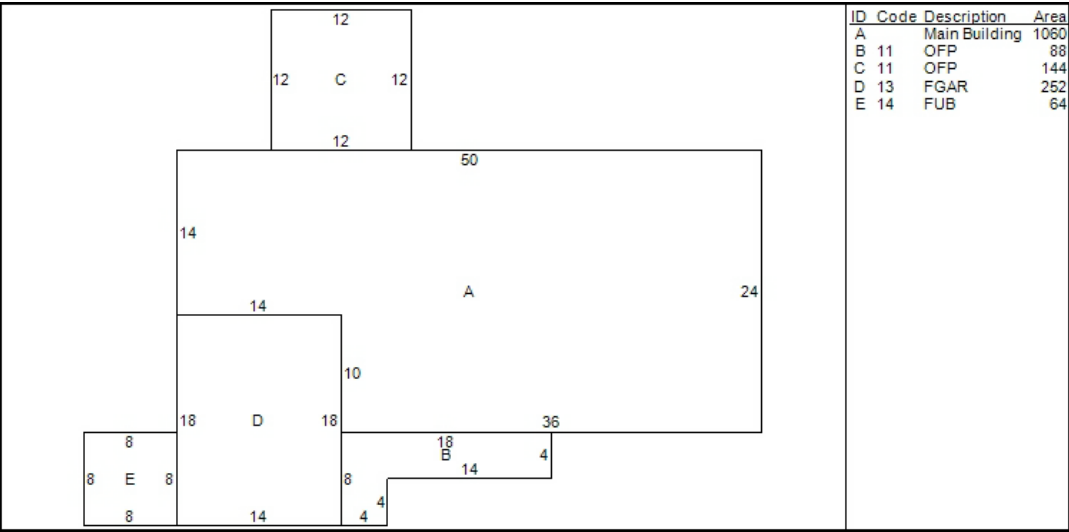
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/25/18	247,500	Land + Bldg	Valid Sale	49436/342	Quit Claim	OKORO EMEKA
06/08/04	235,000	Land + Bldg	Valid Sale	28396/72		
06/03/02	180,500	Land + Bldg	Valid Sale	22190/44		

Situs : 38 LYNN RD	Parcel Id: 178-060	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------	--------------------	--------------------------------	--------------	---------------------------

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	In-law Apt	No
Color	Blue		
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	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	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	231,520	Additions	10,110
Ground Floor Area	1,060		
Total Living Area	1,060	Dwelling Value	186,070

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		11			1,600	
2		11			2,660	
3		13			5,170	
4		14			680	