


Situs : 44 LYNN RD		Parcel ID: 178-061		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SCHMIDT EDWARD J & DENISE M SCHMIDT 44 LYNN ROAD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 7 Vol / Pg 13801/00113 District Zoning R1C Class Residential						
Property Notes									
									
178-061 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,440			92,980
Total Acres: .2397 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,000	93,000	0	81,600
Building	193,600	190,200	0	179,900
Total	286,600	283,200	0	261,500
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/09/04	41971	1,000	BLDG Strip & Re-Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/95	87,500	Land + Bldg	Valid Sale	13801/113		

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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		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	236,817	% Good	76
Plumbing		% Good Override	
Basement	7,090	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	243,910	Additions	4,100
Ground Floor Area	1,144		
Total Living Area	1,144	Dwelling Value	189,470

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1984	C	A	
Frame Shed	10 x	10	100	1	2003	C	A	740

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		12			2,200	
2		14			1,900	

Building Notes	