

<b>Situs : 50 LYNN RD</b>	<b>Parcel ID: 178-062</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BURTT HENDERSON PATRICK	Living Units 1
50 LYNN RD	Neighborhood 185
BROCKTON MA 02302	Alternate ID 8
	Vol / Pg 48287/314
	District
	Zoning R1C
	Class Residential

Property Notes



178-062 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,880			93,560
Total Acres: .2498				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,600	93,600	0	82,100
Building	194,800	195,700	0	177,400
Total	288,400	289,300	0	259,500
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
05/17/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/31/17	66147	5,000	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/06/17	257,000	Land + Bldg	Valid Sale	48287/314	Quit Claim	BURTT HENDERSON PATRICK
11/30/16	165,000	Land + Bldg	Court Order/Decree	47812/225	Quit Claim	CHIN ERIC S
				3509/362		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2017
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

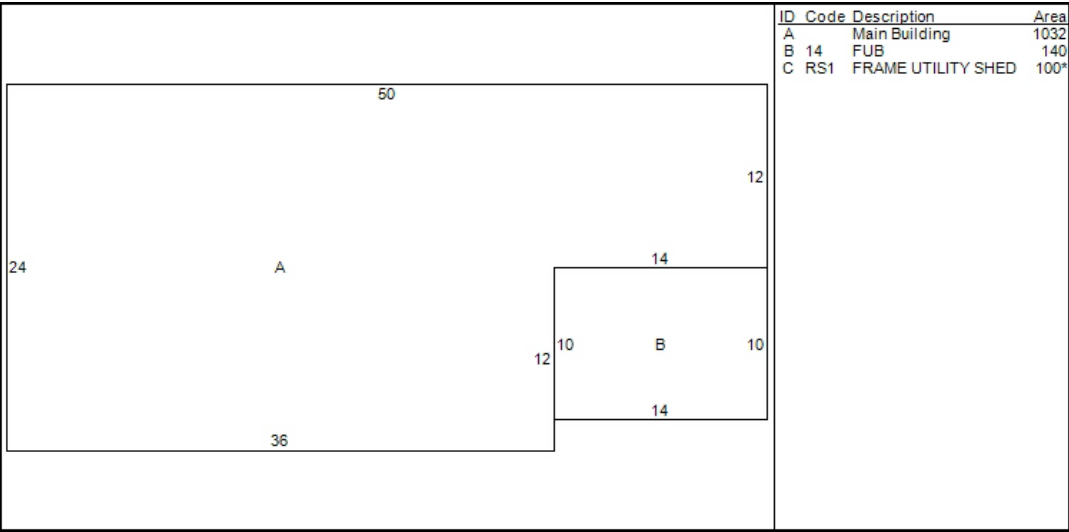
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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	85
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	1,700

Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	194,980

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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		14			1,700	