

Situs : 56 LYNN RD	Parcel ID: 178-063	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MANSULLA RICHARD J & ELIZABETH J MANSULLA 56 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 9 Vol / Pg 09057/00239 District Zoning R1C Class Residential
Property Notes	



178-063 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,023			95,070
Total Acres: .276 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,100	95,100	0	83,200
Building	183,600	178,300	0	164,500
Total	278,700	273,400	0	247,700
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
01/09/03	38208	700	BLDG Strip & Reroof	100
09/30/02	37683	3,000	BLDG 12' X 16' Shed	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				9057/239		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	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	1
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	220,779	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	230,810	Additions	1,520
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	176,940
Building Notes			

		ID Code Description Area A Main Building 1032 B 14 FUB 140 C RS1 FRAME UTILITY SHED 192*						
Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	192	192	1	2002	C	A	1,310
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			1,520			