

Situs : 64 LYNN RD	Parcel ID: 178-064	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
FELICIANO MARCOS ERIN FELICIANO 64 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 10 Vol / Pg 50239/174 District Zoning R1C Class Residential

Property Notes



178-064 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,750			96,030
Total Acres: .2927 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	84,000
Building	190,900	191,500	0	185,700
Total	286,900	287,500	0	269,700
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
04/24/06	BM	Not At Home	Other
05/01/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/12/05	44487	4,000	BLDG 2 Rep Winds	0
08/30/00	33385	3,193	BLDG 16 X 24 Shed	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/18	280,900	Land + Bldg	Valid Sale	50239/174	Quit Claim	FELICIANO MARCOS
12/01/90	108,031	Land + Bldg	Repossession			
06/01/88	125,900	Land + Bldg	Valid Sale	10346/254		

Situs : 64 LYNN RD

Parcel Id: 178-064

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Year Built

Story height

Eff Year Built

Attic

Year Remodeled

Exterior Walls

Amenities

Masonry Trim

In-law Apt

Color

Basement

Basement

FBLA Size

Rec Rm Size

Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type

Fuel Type

System Type

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

Adjustments

Int vs Ext

Cathedral Ceiling

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

Ground Floor Area

Total Living Area

Dwelling Value

Building Notes

ID	Code	Description	Area
A		Main Building	1032
B	10	1SFR	280
C	12	EFP	32
D	14	FUB	24
E	31	WDK	100
F	RS2	METAL UTILITY SHED	100*
G	RS2	METAL UTILITY SHED	100*
H	RS1	FRAME UTILITY SHED	384*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 100		100	1	1980	C	A	490
Metal Shed	1 x 100		100	1	1980	C	A	490
Frame Shed	1 x 384		384	1	2000	C	A	2,330

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		10			13,150
2		12			760
3		14			300
4		31			1,140