

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 64 LYNN RD Parcel ID: 178-064 Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER FELICIANO MARCOS

ERIN FELICIANO

64 LYNN RD

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 185 Alternate ID 10 Vol / Pg 50239/174

District

Zoning Class R1C Residential

Property Notes



178-064 03/16/2020

Value Flag MARKET APPROACH

Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	12,750			96,030

Total Acres: .2927 Spot:

Location:

Assessment Information						
Appraised Cost Income Prio						
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

		Entrance Information			
Date 08/17/20	ID	Entry Code	Source		
	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 08/31/18 12/01/90	,	Type Land + Bldg Land + Bldg	Validity Valid Sale
06/01/88	/	Land + Bldg Land + Bldg	Repossession Valid Sale

Deed Reference Deed Type Grantee 50239/174 Quit Claim FELICIANO MARCOS

10346/254

Gross Building:

Situs: 64 LYNN RD

Story height 1

Exterior Walls Frame Masonry Trim x

FBLA Size X Rec Rm Size X

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Dwelling Information						
Style Story height Attic terior Walls asonry Trim Color	None Frame X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt				
		Basement				
Basement FBLA Size Rec Rm Size		# Car Bsmt Gar FBLA Type Rec Rm Type				

Parcel Id: 178-064

Heating	ating & Cooling Fireplace	
Heat Type Fuel Type System Type	Oil	Stacks Openings 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

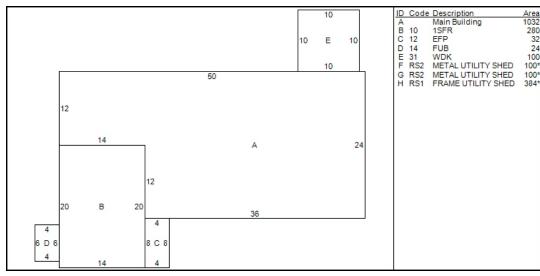
Grade & Depreciation

Grade	С	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price Plumbing	220,779	% Good % Good Override	76
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	227,390	Additions	15,350
Ground Floor Area	1,032		
Total Living Area	1,312	Dwelling Value	188,170

Building Notes



Outbuilding Data											
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Metal Shed	1 x	100	100	1	1980	С	Α	490			
Metal Shed	1 x	100	100	1	1980	С	Α	490			
Frame Shed	1 x	384	384	1	2000	С	Α	2,330			

Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level **Unit Location Unit View Unit Parking** Model (MH) 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			