


Situs : 70 LYNN RD		Parcel ID: 178-065		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MAHONEY JOHN L 70 LYNN ROAD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 11 Vol / Pg 36084/193 District Zoning R1C Class Residential						
Property Notes									
									
178-065 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,642			97,210
Total Acres: .3132 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,200	97,200	0	84,900
Building	175,300	166,000	0	157,400
Total	272,500	263,200	0	242,300
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
11/29/06	BM	Not At Home	Other

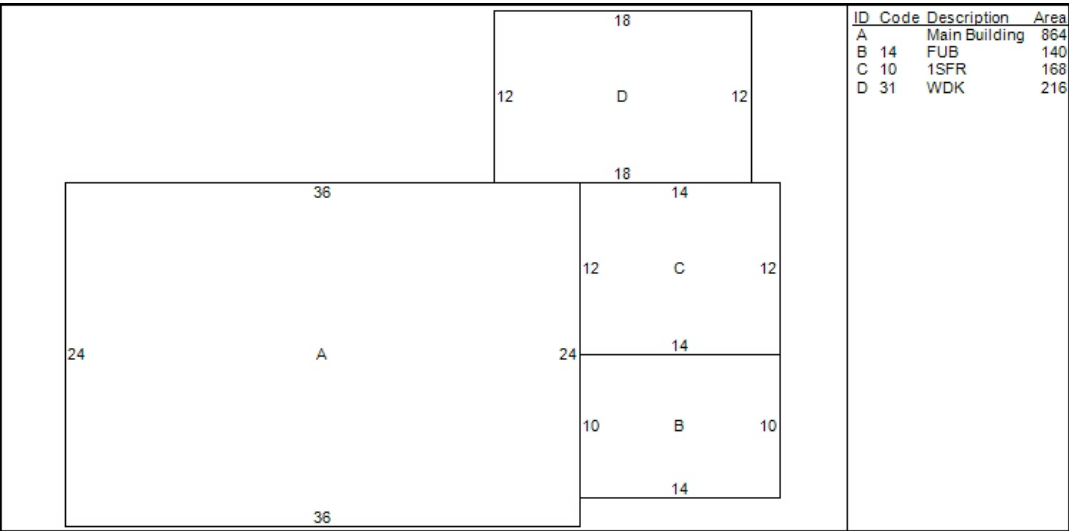
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/14/11	55446	3,000	BLDG	Roof Damage	0
01/10/11	54343	9,000	BLDG	Redo Kitchen	0
05/15/09	51590	2,500	BLDG	Re-Roof	0
05/09/06	46388	12,205	BLDG	9 Winds, 1 Slid	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/08	175,000	Land + Bldg	Valid Sale	36084/193		
05/22/00	130,000	Land + Bldg	Valid Sale	18539/91		
10/01/93	85,000	Land + Bldg	Valid Sale			
12/01/86	94,000	Land + Bldg				

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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Green	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	196,470	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	5,882	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	202,350	<b>Additions</b>	12,160
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,032	<b>Dwelling Value</b>	165,950

Building Notes



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

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		14			1,520	
2		10			8,130	
3		31			2,510	