

**Situs : 78 LYNN RD**

**Parcel ID: 178-066**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

BERGER FLORENCE E  
C/O GARRETT LEE ROMERO  
78 LYNN ROAD  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	12
Vol / Pg	35861/004
District	
Zoning	R1C
Class	Residential

## Property Notes



178-066 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	14,535			98,390

Total Acres: .3337  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	98,400	98,400	0	85,800
Building	225,300	265,900	0	223,800
Total	323,700	364,300	0	309,600

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/24/09	51796	2,400	BLDG Re-Roof	0

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/17/08	175,000	Land + Bldg	Valid Sale	35861/004		BERGER FLORENCE E
10/18/04		Land + Bldg	Transfer Of Convenience	29270/91		
05/06/03		Land + Bldg	Transfer Of Convenience	25036/350		
02/11/03		Land + Bldg	Transfer Of Convenience	24187/250		

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Dwelling Information			
Style	Ranch Slab	Year Built	1958
Story height	1	Eff Year Built	1990
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	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

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

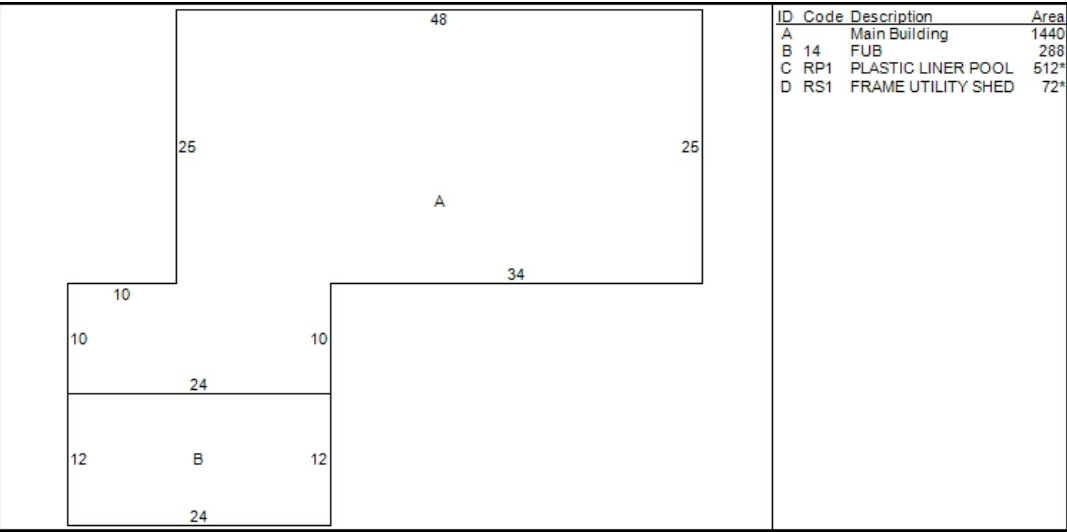
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	279,670	% Good	82
Plumbing	6,041	% Good Override	
Basement	8,373	Functional	
Heating	7,625	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	311,090	Additions	3,440

Ground Floor Area	1,440		
Total Living Area	1,440	Dwelling Value	258,530

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1975	C	G	6,660
Frame Shed	6 x	12	72	1	2009	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			3,440	