

Situs : 84 LYNN RD		Parcel ID: 178-067		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DONNA ANNE M			Living Units 1						
84 LYNN RD			Neighborhood 185						
BROCKTON MA 02302			Alternate ID 13						
			Vol / Pg 02830/00005						
			District						
			Zoning R1C						
			Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 15,000			99,000					
Residual	SF 215			140					
Total Acres: .3493									
Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		99,100	99,100	0	86,400				
Building		219,500	249,600	0	221,700				
Total		318,600	348,700	0	308,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
10/04/05	45161	300	BLDG	Strip & Reroof		0			
10/16/00	33654	10,000	BLDG	24 X 20 Additio		50			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
2830/5									

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

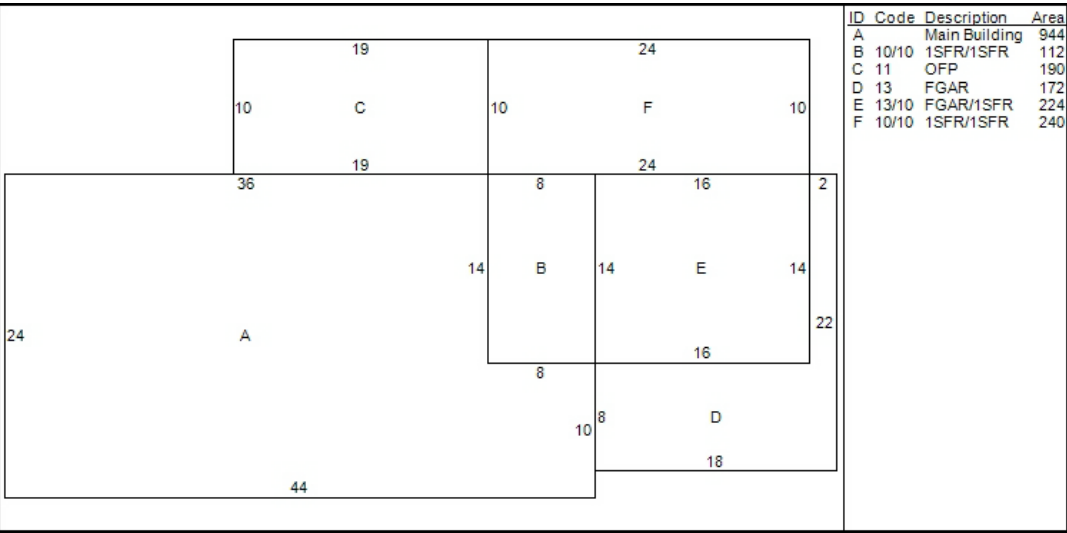
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	207,998	% Good	85
Plumbing	6,041	% Good Override	
Basement	6,227	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	229,650	Additions	54,400

Ground Floor Area	944	Dwelling Value	249,600
Total Living Area	1,872		

Building Notes	



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

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	Line #	Low	1st	2nd	3rd	Value
1		10	10		10,880	5		10	10		21,930
2		11			3,910						
3		13			3,910						
4		13	10		13,770						