

<b>Situs : 92 LYNN RD</b>	<b>Parcel ID: 178-068</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
CORDEIRO ANTERO P AND COLEEN P CORDEIRO 92 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 14 Vol / Pg 19223/31 District Zoning R1C Class Residential

Property Notes



178-068 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 996			660
Total Acres: .3673				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,700	99,700	0	86,800
Building	184,200	193,800	0	177,100
Total	283,900	293,500	0	263,900
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/00	159,000	Land + Bldg	Valid Sale	19223/31		
09/28/99		Land + Bldg	Transfer Of Convenience	17899/173		
02/14/97	90,000	Land + Bldg		14975		

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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>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

## Basement

<b>Basement</b>	Pier/Slab	<b># Car</b>	<b>Bsmt 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

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

## Dwelling Computations

Base Price	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	240,900	Additions	10,710
Ground Floor Area	1,060		
Total Living Area	1,200	Dwelling Value	193,790

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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## 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		11			3,570
2		10			6,840
3		14			300