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|---|--|--------------------|--|---------------------------------|--|--------------|--|---------------------------|--|
| Situs : 98 LYNN RD | | Parcel ID: 178-069 | | Class : Single Family Residence | | Card: 1 of 1 | | Printed: October 28, 2020 | |
| CURRENT OWNER | | | GENERAL INFORMATION | | | | | | |
| MCKINNON MARK R PIA A MCKINNON 98 LYNN RD BROCKTON MA 02302 | | | Living Units 1 Neighborhood 185 Alternate ID 15 Vol / Pg 07734/00097 District Zoning R1C Class Residential | | | | | | |
| Property Notes | | | | | | | | | |
|  | | | | | | | | | |
| 178-069 03/16/2020 | | | | | | | | | |

| Land Information | | | | |
|---------------------------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,563 | | | 93,140 |
| Total Acres: .2425 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 93,100 | 93,100 | 0 | 81,700 |
| Building | 177,600 | 166,100 | 0 | 163,000 |
| Total | 270,700 | 259,200 | 0 | 244,700 |
| 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 |
| 05/14/19 | CP | Field Review | Other |

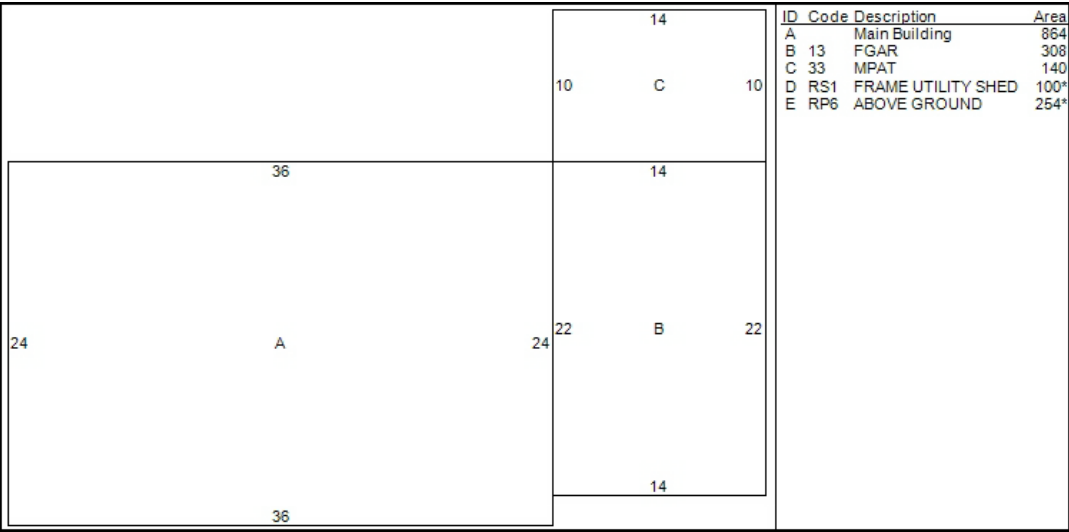
| Permit Information | | | | |
|--------------------|--------|--------|-------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 03/14/18 | 68455 | 9,000 | WNDWS | 100 |
| 08/12/13 | B58669 | 14,791 | BLDG Strip/Reroof | 100 |
| 05/13/11 | 54824 | 7,760 | BLDG Replace Pool | 0 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 05/01/87 | 114,900 | Land + Bldg | Valid Sale | 7734/97 | | |
| 09/01/83 | 49,900 | Land + Bldg | | | | |

| | | | | |
|---------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
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|---------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| Dwelling Information | | | |
|--------------------------|------------|------------------------|---------|
| Style | Ranch Slab | Year Built | 1960 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | White | 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 | |
| Fuel Type | Oil | Openings | |
| System Type | Hot Water | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | Yes | Bath Remod | Yes |
| 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 | 196,470 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 5,882 | Functional | |
| Heating | 5,356 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 207,710 | Additions | 7,450 |
| Ground Floor Area | 864 | | |
| Total Living Area | 864 | Dwelling Value | 165,310 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x 100 | | 100 | 1 | 2003 | C | A | 740 |
| Ag Pool | 1 x 254 | | 254 | 1 | 2011 | C | A | |

| 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 | | 13 | | | 6,310 | |
| 2 | | 33 | | | 1,140 | |