

Situs : 106 LYNN RD	Parcel ID: 178-070	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KAJUBI KA TO B HELEN N KAJUBI 106 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 16 Vol / Pg 06098/00228 District Zoning R1C Class Residential
Property Notes	



178-070 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 2,218			1,460
Total Acres: .3953 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,500	100,500	0	87,500
Building	249,500	318,500	0	239,900
Total	350,000	419,000	0	327,400
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

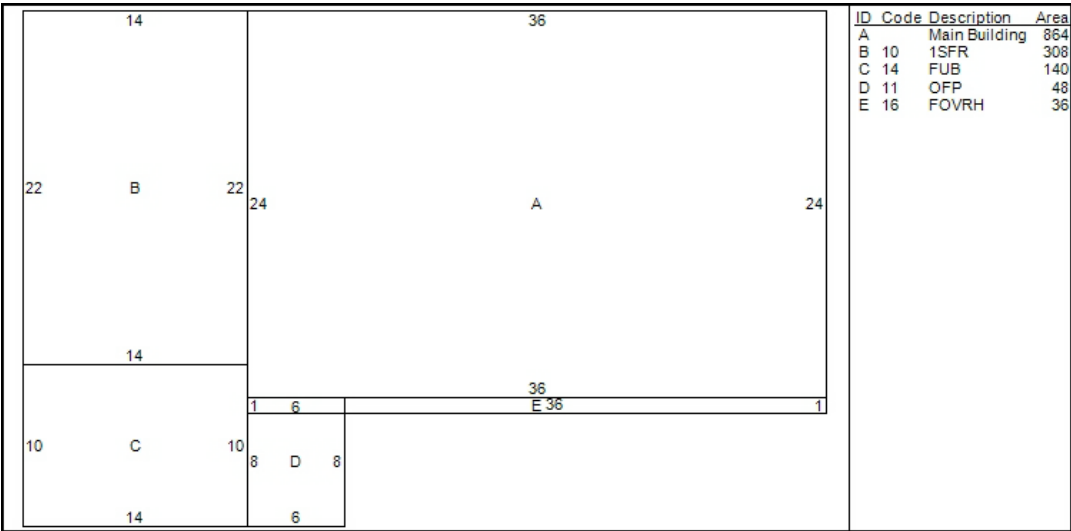
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/03/19	BP-19-7	1,492	EXTERIOR	
08/29/13	B58790	8,064	BLDG Patio Dr+Wndw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				6098/228		

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Dwelling Information			
Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	350,110	% Good	81
Plumbing	9,787	% Good Override	
Basement	6,353	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	366,250	Additions	21,860
Ground Floor Area	864		
Total Living Area	2,072	Dwelling Value	318,520

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	
1		10			16,520	
2		14			1,780	
3		11			1,050	
4			16		2,510	