

<b>Situs : 112 LYNN RD</b>	<b>Parcel ID: 178-071</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
JARDIN MONICA JARDIN MICHAEL 112 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 17 Vol / Pg 51818/89 District Zoning R1C Class Residential
Property Notes	



178-071 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,527			97,060
Total Acres: .3105 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,100	97,100	0	84,800
Building	181,000	174,400	0	169,000
Total	278,100	271,500	0	253,800
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

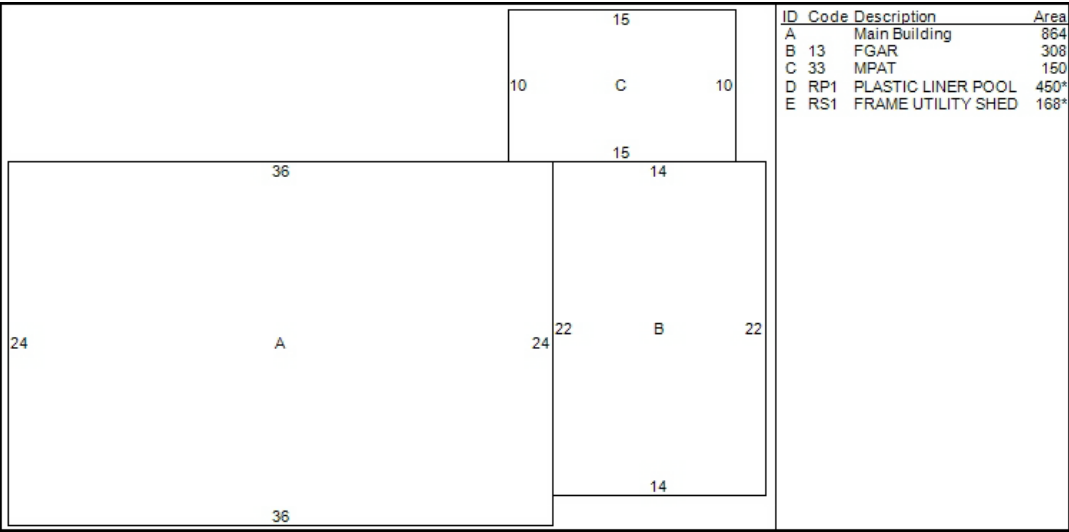
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/07/20	1259	30,000	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/19	260,000	Land + Bldg	Valid Sale	51818/89	Quit Claim	JARDIN MONICA
12/28/07	170,900	Land + Bldg	Sale After Foreclosure	35455/80		MANSAANI WAYNE E
11/01/07	202,500	Land + Bldg	Repossession	35256/89		

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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>	Brown	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't 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	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	196,470	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	5,882	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	211,730	<b>Additions</b>	7,530
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	864	<b>Dwelling Value</b>	168,440

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	450	450	1	1984	C	A	4,960
Frame Shed	12 x	14	168	1	2000	C	A	1,020

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			6,310	
2		33			1,220	