

**Situs : 118 LYNN RD**

**Parcel ID: 178-072**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

PROPHETE ELIE  
118 LYNN RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 18  
Vol / Pg 46118/23  
District  
Zoning R1C  
Class Residential

**Property Notes**



178-072 03/16/2020

**Land Information**

| Type    | Size      | Influence Factors | Influence % | Value  |
|---------|-----------|-------------------|-------------|--------|
| Primary | SF 12,467 |                   |             | 95,660 |

Total Acres: .2862  
Spot:

Location:

**Assessment Information**

|          | Appraised | Cost    | Income | Prior   |
|----------|-----------|---------|--------|---------|
| Land     | 95,700    | 95,700  | 0      | 83,700  |
| Building | 193,100   | 213,000 | 0      | 201,900 |
| Total    | 288,800   | 308,700 | 0      | 285,600 |

**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 |
|-------------|--------|-------|---------|------------|
|-------------|--------|-------|---------|------------|

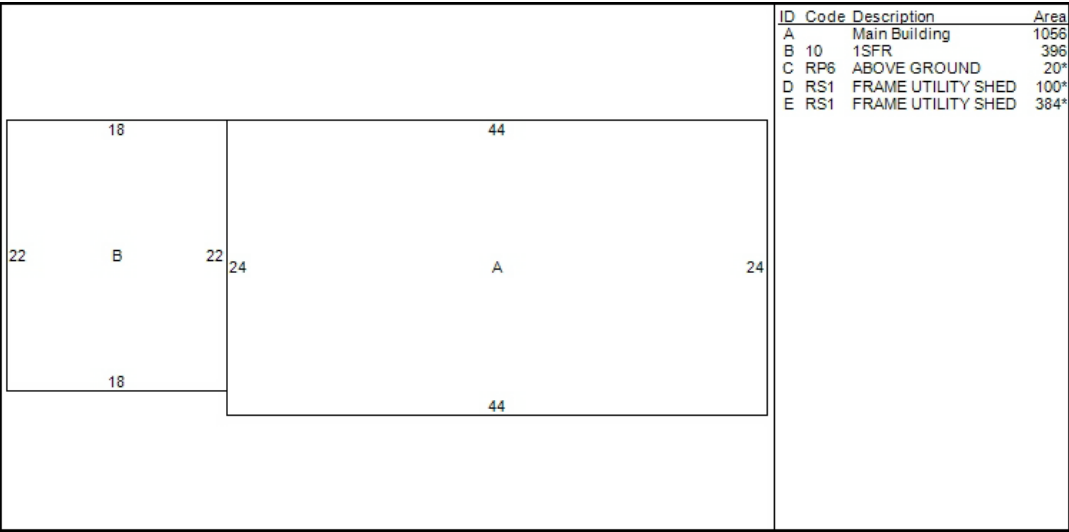
**Sales/Ownership History**

| Transfer Date | Price   | Type        | Validity           | Deed Reference | Deed Type | Grantee       |
|---------------|---------|-------------|--------------------|----------------|-----------|---------------|
| 10/02/15      | 247,500 | Land + Bldg | Valid Sale         | 46118/23       |           | PROPHETE ELIE |
| 11/13/01      |         | Land + Bldg | Court Order/Decree | 20890/305      |           |               |

|                            |                           |                                       |                     |                                  |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| <b>Situs : 118 LYNN RD</b> | <b>Parcel Id: 178-072</b> | <b>Class: Single Family Residence</b> | <b>Card: 1 of 1</b> | <b>Printed: October 28, 2020</b> |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| 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 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>       | Warm Air   | <b>Pre-Fab</b>         | 1       |
| Room Detail              |            |                        |         |
| <b>Bedrooms</b>          | 4          | <b>Full Baths</b>      | 1       |
| <b>Family Rooms</b>      | 1          | <b>Half Baths</b>      | 1       |
| <b>Kitchens</b>          |            | <b>Extra Fixtures</b>  |         |
| <b>Total Rooms</b>       | 7          |                        |         |
| <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>        | 224,287    | <b>% Good</b>          | 76      |
| <b>Plumbing</b>          | 6,041      | <b>% Good Override</b> |         |
| <b>Basement</b>          | 6,715      | <b>Functional</b>      |         |
| <b>Heating</b>           | 0          | <b>Economic</b>        |         |
| <b>Attic</b>             | 0          | <b>% Complete</b>      |         |
| <b>Other Features</b>    | 12,798     | <b>C&amp;D Factor</b>  |         |
|                          |            | <b>Adj Factor</b>      | 1       |
| <b>Subtotal</b>          | 249,840    | <b>Additions</b>       | 18,320  |
| <b>Ground Floor Area</b> | 1,056      |                        |         |
| <b>Total Living Area</b> | 1,452      | <b>Dwelling Value</b>  | 208,200 |

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



| Outbuilding Data |         |        |      |     |        |       |           |       |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1  | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Ag Pool          | 1 x 20  |        | 20   | 1   | 1980   | C     | A         |       |
| Frame Shed       | 10 x 10 |        | 100  | 1   | 2002   | C     | A         | 680   |
| Frame Shed       | 16 x 24 |        | 384  | 1   | 2000   | A     | G         | 4,140 |

| 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                |     | 10  |     |     | 18,320 |  |