


Situs : 126 LYNN RD		Parcel ID: 178-073	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER MOUHIEEDDINE ABDELHADO NICOLE TRODDEN C/O FEMI MOSES 126 LYNN RD BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 185 Alternate ID 19 Vol / Pg 47091/4 District Zoning R1C Class Residential			
Property Notes <div></div>					
					
178-073 03/16/2020					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,036			96,410
<div>Total Acres: .2993</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,400	96,400	0	84,300
Building	186,000	183,000	0	167,500
Total	282,400	279,400	0	251,800
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/25/20	1781	3,432	SOLARPANLS	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/23/16	235,000	Land + Bldg	Valid Sale	47091/4	Quit Claim	MOUHIEEDDINE ABDELHADO
07/28/04	250,000	Land + Bldg	Valid Sale	28749/160		

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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	In-law Apt	No
Color	White		
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	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	220,779	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	227,390	Additions	10,180
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	183,000
Building Notes			

Outbuilding Data																													
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																					
<p>The diagram shows a main rectangular area labeled 'A' with dimensions 50 by 24. To its right is a smaller area labeled 'B' with dimensions 10 by 10. Below area 'A' is another rectangular area labeled 'C' with dimensions 36 by 20. To the right of area 'C' is a small square area labeled 'D' with dimensions 5 by 5. The total area is 1032.</p>																													
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1032</td> </tr> <tr> <td>B</td> <td>12</td> <td>EGP</td> <td>160</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>280</td> </tr> <tr> <td>D</td> <td>11</td> <td>OPF</td> <td>40</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1032	B	12	EGP	160	C	13	FGAR	280	D	11	OPF	40
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A		Main Building	1032																										
B	12	EGP	160																										
C	13	FGAR	280																										
D	11	OPF	40																										
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		12			3,720																								
2		13			5,700																								
3		11			760																								