

Situs : 174 LYNN RD		Parcel ID: 178-080		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FEGAN LAURA N 174 LYNN ROAD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 26 Vol / Pg 35757/231 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 14,943			98,920					
Total Acres: .343 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		98,900	98,900	0	86,200				
Building		213,300	256,800	0	202,800				
Total		312,200	355,700	0	289,000				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
12/15/08	51117	1,300	BLDG	24' Rd Pool				0	
10/15/08	50866	13,000	BLDG	V Side, Winds,				0	
07/02/99	31008	600	BLDG	24' 4" A/G Pool				100	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/24/08	1	Land + Bldg	Family Sale	35757/231					
08/01/84	14,000	Land + Bldg	Transfer Of Convenience						

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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	In-law Apt	No
Color	Brown		
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	6	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	276,426	% Good	81
Plumbing		% Good Override	
Basement	5,016	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	281,440	Additions	28,830
Ground Floor Area	576		
Total Living Area	1,664	Dwelling Value	256,800

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1999	C	A	

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

Addition Details					
Line #	Low	1st	2nd	3rd	Value
1		10			12,230
2		14			1,050
3		10			15,550

Building Notes	

ID	Code	Description	Area
A		Main Building	576
B	10	1SFR	224
C	14	FUB	84
D	10	1SFR	288
E	RP6	ABOVE GROUND	450