

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 174 LYNN RD

Parcel ID: 178-080

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNERFEGAN LAURA N

174 LYNN ROAD

BROCKTON MA 02302

CENEDAL IN

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 26
Vol / Pg 35757/231

District Zoning Class

R1C Residential

Property Notes



178-080 03/16/2020

		Land Information			
Type	Size	Influence Factors	Ir		

TypeSizeInfluence FactorsInfluence %ValuePrimarySF14,94398,920

Timaly Of 14,54

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				

DACH

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Entrance Information

DateIDEntry CodeSource08/17/20JRField ReviewOther

			Permit Inf	ormation	
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

 03/24/08
 1
 Land + Bldg

 08/01/84
 14,000
 Land + Bldg

Validity
Family Sale
Transfer Of Convenience

Deed Reference Deed Type 35757/231

Grantee



RESIDENTIAL PROPERTY RECORD CARD 20

2021

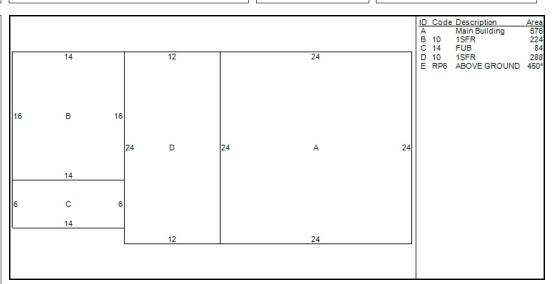
BROCKTON

Situs: 174 LYNN RI)		Parcel Id: 178	8-080			
		Dwelling Infor	mation				
Story height Attic Exterior Walls Masonry Trim	None Al/Vinyl X	Ye	Year Built Eff Year Built ar Remodeled Amenities	1960			
Color	Brow n	D	In-law Apt	No			
	Di/Ol- b	Baseme	tCar Bsmt Gar				
Basement FBLA Size Rec Rm Size	X	FBLA Type Rec Rm Type					
Heating	& Cooling		Fireplace	S			
Heat Type Fuel Type System Type	Basic Oil Hot Water		Stacks Openings Pre-Fab				
		Room De	tail				
Bedrooms Family Rooms Kitchens Total Rooms	6 1 9		Full Baths Half Baths Extra Fixtures	1			
Kitchen Type Kitchen Remod	No		Bath Type Bath Remod	No			
		Adjustme	nts				
Int vs Ext Cathedral Ceiling			nfinished Area Jnheated Area				
		Grade & Depre	eciation				
Grade Condition CDU Cost & Design % Complete	Good GOOD		Market Adj Functional Economic % Good Ovr				
		Dwelling Comp	utations				
Base Price Plumbing Basement Heating Attic Other Features	2	76,426 % 5,016 0 0	% Good Good Override Functional Economic % Complete C&D Factor	81			
Subtotal	2	81,440	Adj Factor Additions	1 28,830			
Ground Floor Area Total Living Area		576 1,664	Owelling Value	256,800			

Building Notes

Card: 1 d	of
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		C	utbuilding	y Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1999	С	Α	

Сог	ndominium / 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			12,230			
2		14			1,050			
3		10			15,550			