

<b>Situs : 131 LYNN RD</b>	<b>Parcel ID: 178-175</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
HOLLINGSWORTH WONDER 131 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 68 Vol / Pg 45114/45 District Zoning R1C Class Residential

Property Notes
2015 NEW GROW



178-175 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,005			95,050
Total Acres: .2756 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,100	95,100	0	83,200
Building	231,400	277,800	0	236,900
Total	326,500	372,900	0	320,100
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
12/31/14	JOD	Unimproved	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/09/14	B59357	15,700	BLDG Redo Kit/Bath	100
11/09/06	47642	6,500	BLDG Reroof Home	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/05/15	252,000	Land + Bldg	Valid Sale	45114/45		HOLLINGSWORTH WONDER
12/13/13	93,500	Land + Bldg	Sale After Foreclosure	43915/306		
10/01/13	62,271	Land + Bldg	Repossession	43669/24		
02/24/03		Land + Bldg	Transfer Of Convenience	24279/5		

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Card: 1 of 1

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Dwelling Information

Style

Year Built

Ranch Slab

1960

Story height

Eff Year Built

1

2000

Attic

Year Remodeled

None

2014

Exterior Walls

Amenities

Al/Vinyl

Masonry Trim

In-law Apt

x

No

Color

White

Basement

Basement

# Car Bsm t Gar

Pier/Slab

FBLA Size

FBLA Type

x

Rec Rm Size

Rec Rm Type

x

Heating & Cooling

Fireplaces

Heat Type

Stacks

Basic

Fuel Type

Openings

Oil

System Type

Pre-Fab

Hot Water

1

Room Detail

Bedrooms

Full Baths

4

3

Family Rooms

Half Baths

1

Kitchens

Extra Fixtures

Total Rooms

Bath Type

7

Kitchen Type

Bath Remod

Yes

Kitchen Remod

Yes

Adjustments

Int vs Ext

Unfinished Area

Same

Cathedral Ceiling

Unheated Area

x

Grade & Depreciation

Grade

Market Adj

C

Condition

Functional

Good

CDU

Economic

AVERAGE

Cost & Design

% Good Ovr

0

% Complete

Dwelling Computations

Base Price

% Good

270,397

85

Plumbing

% Good Override

18,124

Basement

Functional

8,096

Heating

Economic

0

Attic

% Complete

0

Other Features

C&D Factor

3,416

Subtotal

Adj Factor

300,030

1

Additions

15,820

Ground Floor Area

Dwelling Value

1,376

270,850

Total Living Area

1,631

Building Notes

17

15

15

17

52

24

36

12

5

8

8

12

5

16

4

5

5

4

ID

Code

Description

Area

A

Main Building

1376

B

11

OFF

40

C

10

1SFR

255

D

14

FUB

20

E

31

WDK

96

F

RS1

FRAME UTILITY SHED

100\*

G

RP1

PLASTIC LINER POOL

720\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

1 x 100

100

1

1960

C

A

370

Pool-Pllin

1 x 720

720

1

1986

C

A

6,590

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

11

850

2

10

13,430

3

14

260

4

31

1,280