

<b>Situs : 119 LYNN RD</b>	<b>Parcel ID: 178-177</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
MCADAMS JOHN A 119 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 70 Vol / Pg 29937/96 District Zoning R1C Class Residential
Property Notes	



178-177 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,257			94,060
Total Acres: .2584 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,100	94,100	0	82,400
Building	181,200	183,400	0	175,600
Total	275,300	277,500	0	258,000
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
02/01/05	221,250	Land + Bldg	Outlier-Written Desc Needed	29937/96		
01/14/03	195,000	Land + Bldg	Family Sale	23945/290		
09/01/88	121,200	Land + Bldg	Valid Sale			
12/01/87	85,000	Land + Bldg	Valid Sale			

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### 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

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		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

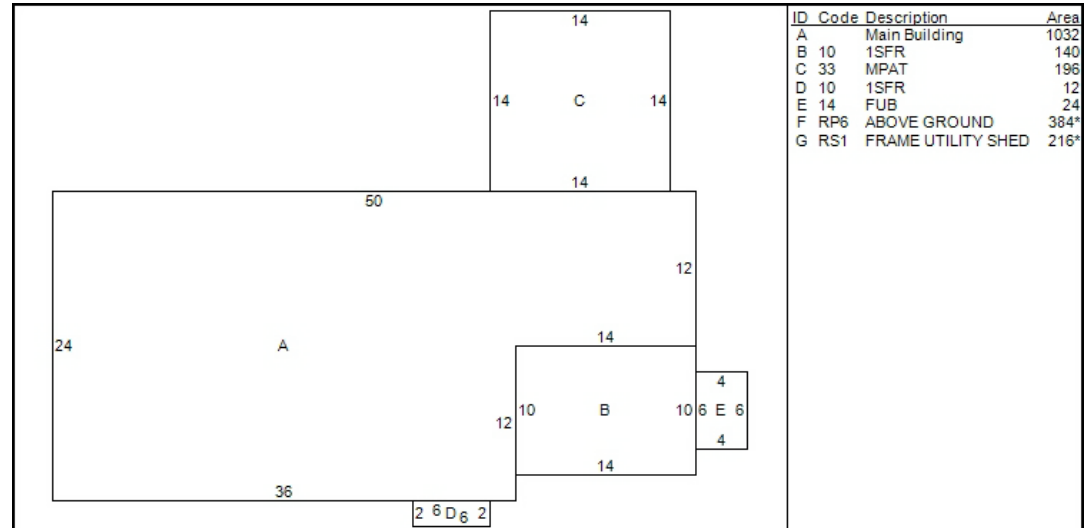
## Grade & Depreciation

<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

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	9,720
Ground Floor Area	1,032		
Total Living Area	1,184	Dwelling Value	182,540

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	384	384	1	1966	C	A	
Frame Shed	1 x	216	216	1	1991	C	A	840

### 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		10			6,840
2		33			1,520
3		10			1,060
4		14			300