

Situs : 97 LYNN RD	Parcel ID: 178-180	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GAY NADIA P 97 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 73 Vol / Pg 12173/00166 District Zoning R1C Class Residential

Property Notes



178-180 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,673			94,610
Total Acres: .268 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,600	94,600	0	82,900
Building	180,200	182,100	0	160,500
Total	274,800	276,700	0	243,400
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
03/05/02	BM	Not At Home	Other

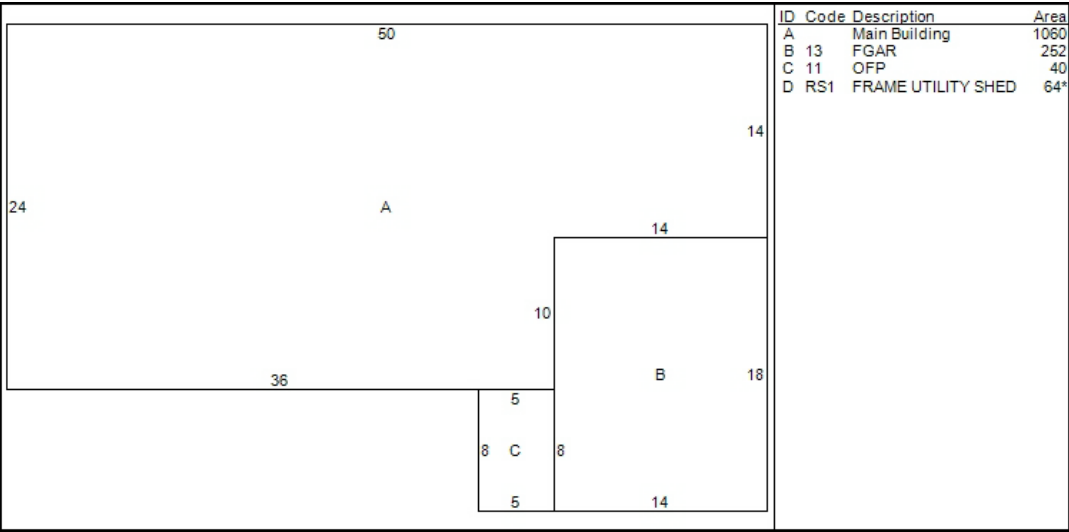
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/06/01	35728	5,728	BLDG Window s, Stm Dr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/93	83,900	Land + Bldg	Valid Sale	12173/166		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
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		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	224,788	% Good	76
Plumbing		% Good Override	
Basement	6,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	231,520	Additions	5,930
Ground Floor Area	1,060		
Total Living Area	1,060	Dwelling Value	181,890

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 64		64	1	1980	C	A	240

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		13			5,170	
2		11			760	