

<b>Situs : 91 LYNN RD</b>	<b>Parcel ID: 178-181</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
WASHINGTON THOMAS DIXON SHIRLEY 91 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 74 Vol / Pg 48978/145 District Zoning R1C Class Residential
Property Notes	



178-181 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,900			94,910
Total Acres: .2732 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,900	94,900	0	83,100
Building	201,000	225,600	0	208,300
Total	295,900	320,500	0	291,400
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
01/08/06	BM	Not At Home	Other

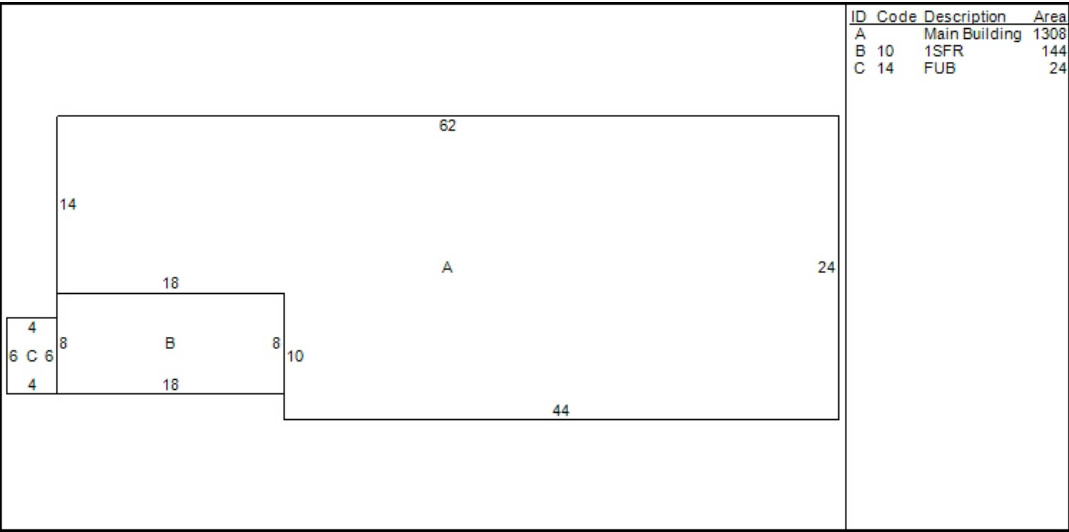
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/15/09	51461	4,500	BLDG Re-Shingle	0
09/08/05	44921	70,000	BLDG Mk Code Accepta	0
08/12/05	44680	15,000	BLDG See Notes	0
07/13/05	44478	2,000	BLDG Demo Chimney	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/17	275,000	Land + Bldg	Valid Sale	48978/145	Quit Claim	WASHINGTON THOMAS
04/29/13	180,500	Land + Bldg	Valid Sale	42993/104		

Situs : 91 LYNN RD	Parcel Id: 178-181	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	260,624	% Good	76
Plumbing	6,041	% Good Override	
Basement	7,803	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	287,270	Additions	7,290
Ground Floor Area	1,308		
Total Living Area	1,452	Dwelling Value	225,620

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			6,990	
2		14			300	