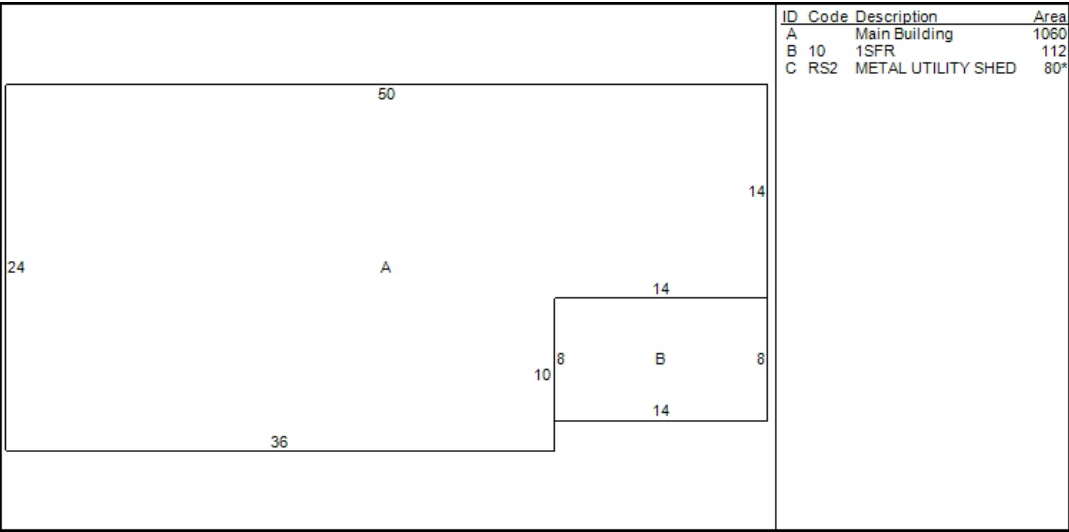


Situs : 77 LYNN RD		Parcel ID: 178-183		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
WEBBE SYDNEY SHIRLEY V WEBBE 77 LYNN RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 76 Vol / Pg 06594/00205 District Zoning R1C Class Residential						
Property Notes									
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		189,700	181,900	0	174,000				
Total		284,600	276,800	0	257,100				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value	1/1/2020					
Gross Building:			Effective Date of Value	1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
10/14/11	55605	7,600	BLDG Reshingle	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/01/86	96,500	Land + Bldg		6594/205					

Situs : 77 LYNN RD	Parcel Id: 178-183	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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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	Yellow	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	5,550
Ground Floor Area	1,060		
Total Living Area	1,172	Dwelling Value	181,510

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	80	80	1	1980	C	A	390

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			5,550	