

**Situs : 63 LYNN RD**

**Parcel ID: 178-185**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

WILLIAMS SHEILA  
NATASHA DUROCHER  
63 LYNN RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 78  
Vol / Pg 45365/76  
District  
Zoning R1C  
Class Residential

**Property Notes**

WAS ORIGINALLY SLAB



178-185 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	253,400	311,800	0	251,000
Total	348,300	406,700	0	334,100

**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

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/11/15	B62084	9,000	BLDG Solar Panels	0
01/01/08	1	0	BLDG Carry Over	0
03/01/07	48135	10,000	BLDG Reframe 3 Rooms	0
07/11/06	46825	80,000	BLDG Add 2nd Level	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/27/15	275,000	Land + Bldg	Valid Sale	45365/76		WILLIAMS SHEILA
03/10/14	100	Land + Bldg	Transfer Of Convenience	44131/300		
01/01/89	55,000	Land + Bldg	Family Sale			
07/01/83	54,980	Land + Bldg				

**Situs : 63 LYNN RD**

**Parcel Id: 178-185**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

Style	Colonial	Year Built	1960
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	2007
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

## Basement

<b>Basement</b>	Pier/Slab	<b># Car</b>	<b>Bsmt 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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

### Room Detail

Bedrooms	4	Full Baths	3
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

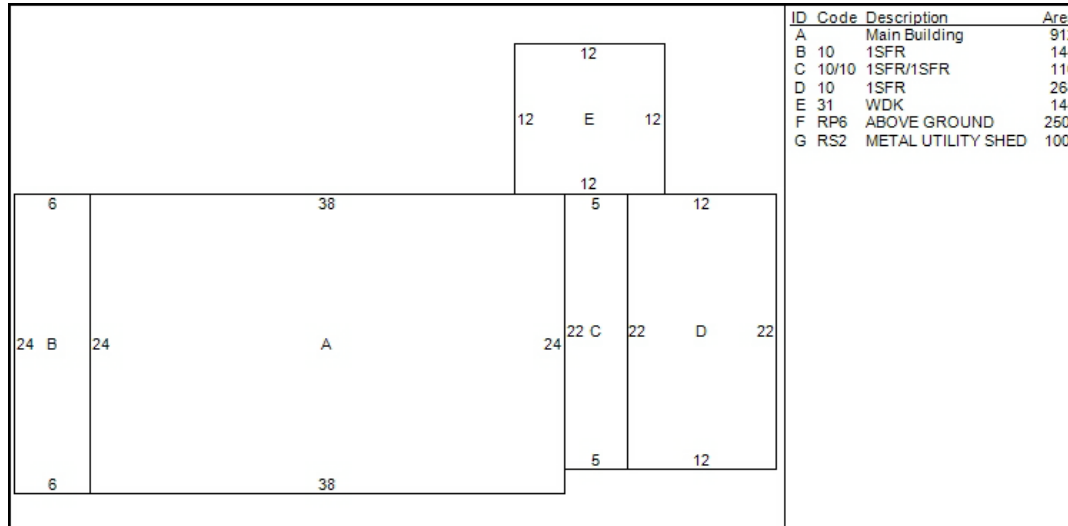
## Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

## Dwelling Computations

<b>Base Price</b>	335,754	<b>% Good</b>	76
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	6,092	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	369,350	<b>Additions</b>	30,630
<b>Ground Floor Area</b>	912		
<b>Total Living Area</b>	2,452	<b>Dwelling Value</b>	311,340

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	250	250	1	1995	C	A	
Metal Shed	1 x	100	100	1	1980	C	A	490

## 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		10	10		9,580
3		10			12,390
4		31			1,670