

Situs : 55 LYNN RD	Parcel ID: 178-186	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SPINOSA ALBERT E 55 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 79 Vol / Pg 22758/234 District Zoning R1C Class Residential
Property Notes	



178-186 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,523			93,090
Total Acres: .2416 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,100	93,100	0	81,700
Building	226,900	269,100	0	229,700
Total	320,000	362,200	0	311,400
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
04/28/09	LK	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/30/08	49738	30,000	BLDG	Gar Sp W/M Bdrm	100
06/11/99	30889	4,000	BLDG	Roof & 20' Fasc	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/02	200,000	Land + Bldg	Valid Sale	22758/234		
01/28/02		Land + Bldg	Family Sale	21425/347		

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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		
Color	White	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

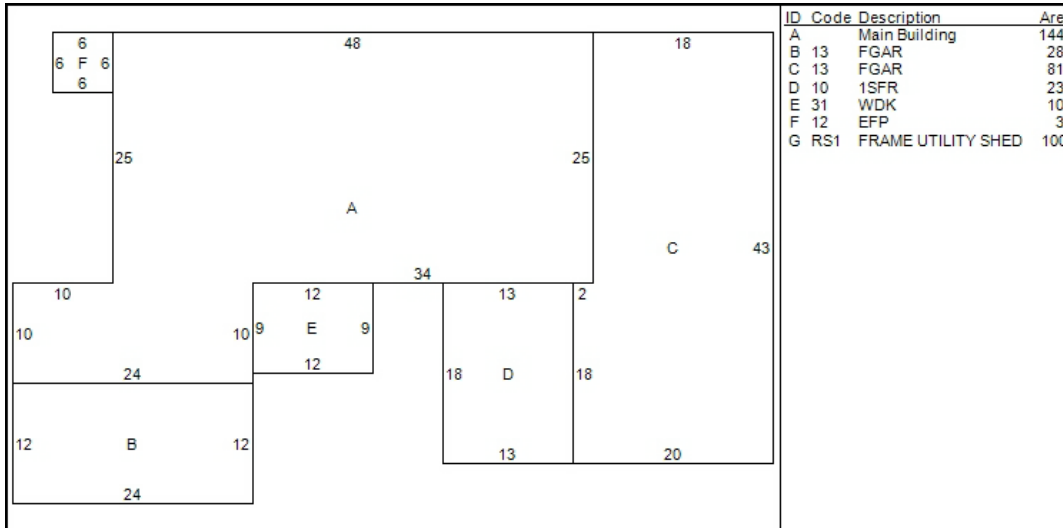
Grade & Depreciation

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

Dwelling Computations

Base Price	279,670	% Good	76
Plumbing	6,041	% Good Override	
Basement	8,373	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	306,880	Additions	35,500
Ground Floor Area	1,440		
Total Living Area	1,674	Dwelling Value	268,730

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	C	A	370

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	Line #	Low	1st	2nd	3rd	Value
1		13			5,850	5		12			840
2		13			16,490						
3		10			11,100						
4		31			1,220						