


Situs : 22 NEAL ST		Parcel ID: 097-039		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			 097-039 03/18/2020			
MULES MARK A KELLY MULES 22 NEAL ST BROCKTON MA 02301			Living Units 1 Neighborhood 90 Alternate ID 1 Vol / Pg 44029/79 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	3,363			2,450				
Total Acres: .2379 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		80,900	80,900	0	75,300				
Building		201,500	221,800	0	177,800				
Total		282,400	302,700	0	253,100				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
08/18/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
12/04/14	B61326	1,485	BLDG	Reshingle		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/24/14		Land + Bldg	Transfer Of Convenience	44029/79					
12/13/13	146,153	Land + Bldg	Valid Sale	43917/191					

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### Dwelling Information

Style	Colonial Ne	Year Built	1903
Story height	1.5	Eff Year Built	
Attic	None	Year Rem oded	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt 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	Steam	Pre-Fab

### Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
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

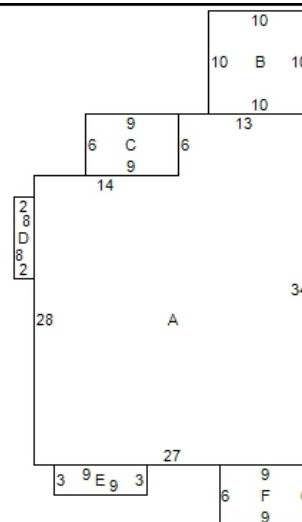
## Grade & Depreciation

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

## Dwelling Computations

Base Price	311,380	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,479	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	340,650	Additions	10,600
Ground Floor Area	834		
Total Living Area	1,448	Dwelling Value	221,800

## Building Notes



ID	Code	Description	Area
A		Main Building	834
B	10	1SFR	100
C	10	1SFR	54
D	15	FBAY	16
E	15	FBAY	27
F	11	OPF	54

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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## 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		10			4,460	5		11			870
2		10			2,600						
3		15			1,120						
4		15			1,550						