

Situs : 22 MYSTIC ST	Parcel ID: 154-021	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LUCIANO IVELIS M 22 MYSTIC ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1A Vol / Pg 47045/98 District Zoning R1C Class Residential

Property Notes



154-021 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,895			1,380
Total Acres: .2042				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,800	79,800	0	74,500
Building	194,900	201,100	0	188,600
Total	274,700	280,900	0	263,100
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
09/02/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/23/16	64283	5,000	INT REMOD Bath And Kitchen	100
05/12/10	53204	22,000	BLDG Stps/Sdng/11w nd	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/13/16	249,000	Land + Bldg	Valid Sale	47045/98	Quit Claim	LUCIANO IVELIS M
03/11/16	160,000	Land + Bldg	Sale After Foreclosure	46676/12		BW4 PROPERTIES LLC
01/20/15	100,434	Land + Bldg	Repossession	45158/26		FEDERAL NATIONAL MORTGAGE

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Dwelling Information

Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	2010
Attic	None	Year Remodeled	2016
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement FBLA Size Rec Rm Size	Full x 400	# Car Bsm't Gar FBLA Type Rec Rm Type	Typical
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Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

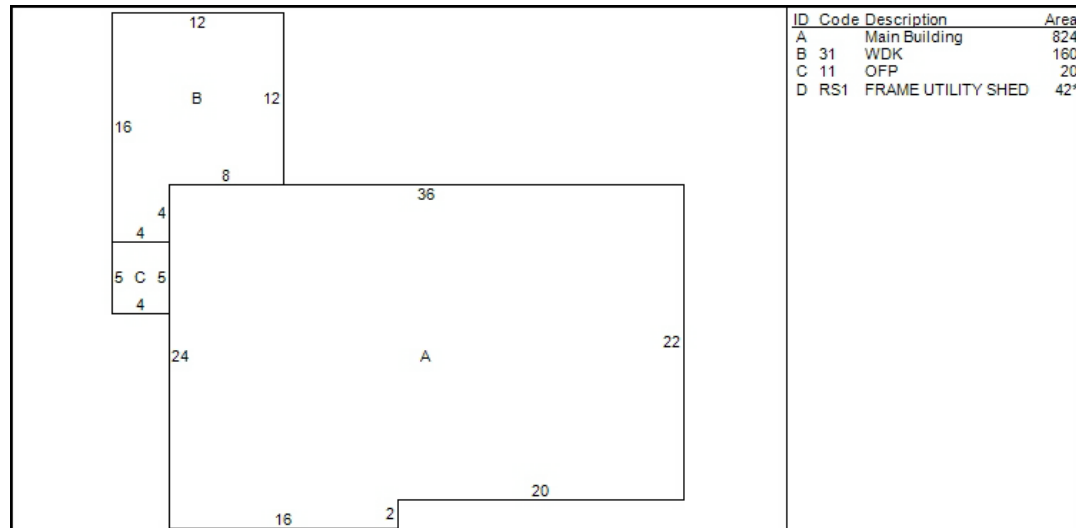
Grade & Depreciation

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

Dwelling Computations

Base Price	190,707	% Good	87
Plumbing		% Good Override	
Basement	17,895	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,254	C&D Factor	
		Adj Factor	1
Subtotal	227,860	Additions	2,530
Ground Floor Area	824		
Total Living Area	824	Dwelling Value	200,770

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 42		42	1	2003	C	A	310

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		31			2,090
2		11			440