

Situs : 39 MYSTIC ST	Parcel ID: 154-026	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARTYNOWSKI WALTER R TR 39 MYSTIC ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 11948/00346 District Zoning R1C Class Residential

Property Notes



154-026 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,855		75,290
<div>Total Acres: .1115</div> <div>Spot: Location:</div>				

Entrance Information			
Date	ID	Entry Code	Source
09/02/20	GL	Field Review	Other
07/07/15	DR	Unoccupied	Ow ner

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,300	75,300	0	71,300
Building	235,700	227,800	0	189,300
Total	311,000	303,100	0	260,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
Gross Building:				

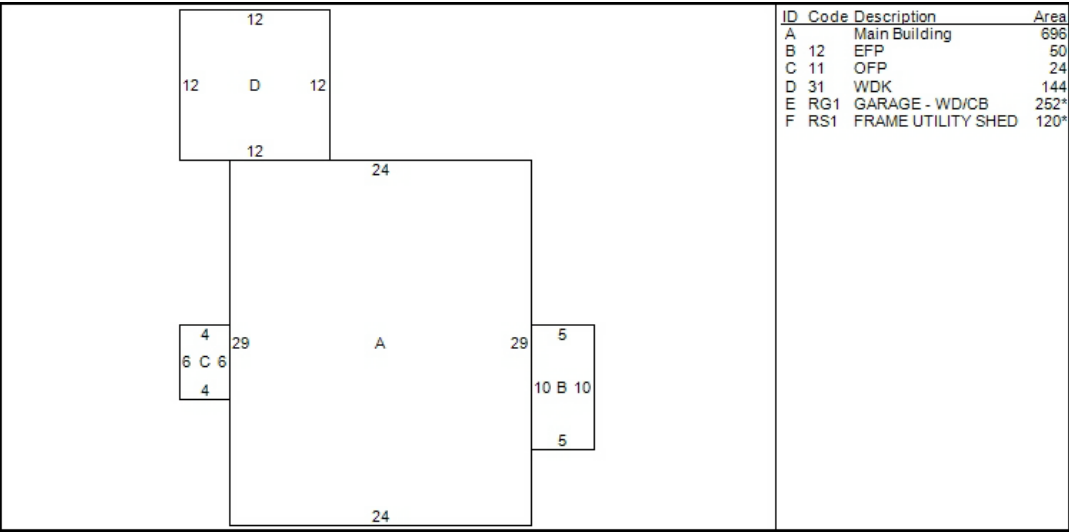
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11948/346		

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Dwelling Information			
Style	Colonial	Year Built	1900
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# 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	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	307,239	% Good	62
Plumbing	6,525	% Good Override	
Basement	17,473	Functional	
Heating	0	Economic	
Attic	18,810	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	350,050	Additions	2,850
Ground Floor Area	696		
Total Living Area	1,601	Dwelling Value	219,880

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 252		252	1	1925	C	E	7,490
Frame Shed	10 x 12		120	1	1980	C	A	440

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		12			990	
2		11			370	
3		31			1,490	