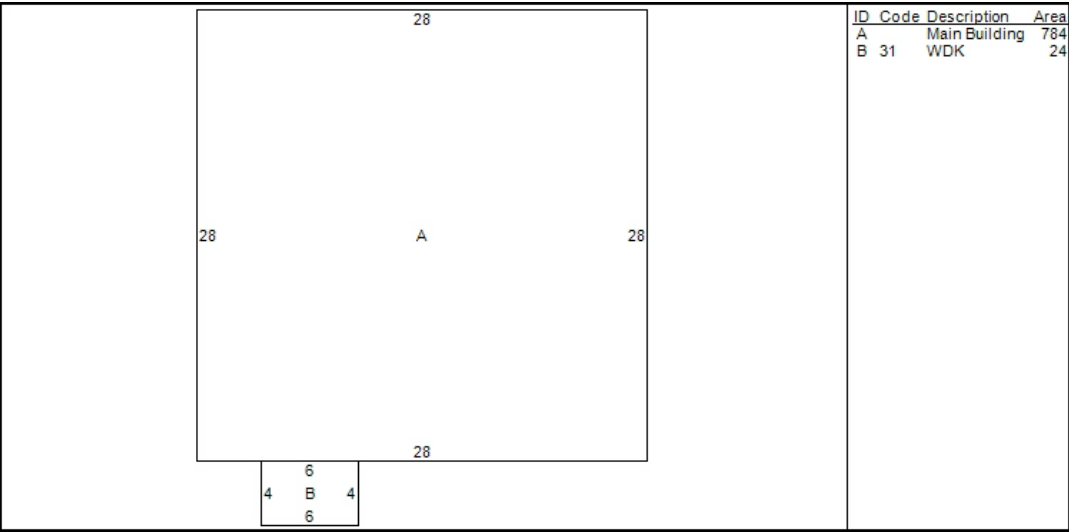


Situs : 7 MYSTIC ST		Parcel ID: 154-033		Class : Two-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SCHULER KARL F JR AS TR FCC TRUST PO BOX 864 BROCKTON MA 02303			Living Units 2 Neighborhood 210 Alternate ID 10 Vol / Pg 15547/98 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	1,890		70,990					
Total Acres: .0434 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		71,000	71,000	0	68,100				
Building		266,800	244,900	0	213,400				
Total		337,800	315,900	0	281,500				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
MARKET APPROACH									
Entrance Information									
Date	ID	Entry Code	Source						
09/02/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/24/02	36803	2,000	BLDG Go Over Roof/Ru	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/01/90	97,405	Land + Bldg	Repossession						
05/01/88	109,900	Land + Bldg	Valid Sale						
15547/98									

Situs : 7 MYSTIC ST	Parcel Id: 154-033	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Two Family	Year Built	1920
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	329,568	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,743	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	680
Subtotal	358,100		
Ground Floor Area	784		
Total Living Area	1,568	Dwelling Value	244,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			680	