

**Situs : 18 SNELL ST**

**Parcel ID: 102-043**

**Class: Housing, Other**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

EMH RECOVERY INC

678 N MAIN ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 210  
Alternate ID 2  
Vol / Pg  
District  
Zoning R2  
Class E

**Property Notes**



102-043 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,143			2,290

Total Acres: .2329  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	80,700	80,700	0	75,200
<b>Building</b>	391,300	391,300	0	301,700
<b>Total</b>	472,000	472,000	0	376,900

**Manual Override Reason**

**Base Date of Value** 1/1/2020

**Effective Date of Value** 1/1/2020

**Value Flag** COST APPROACH  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
01/23/17	HP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
06/20/18	B69195	15,000	HVAC	100
04/30/18	68723	30,200	REMODEL Kitchen & Bathrooms	100
03/14/18	68447	7,500	OTHER Footings	100
08/17/16	Z50732	0	ROOF/NEW	100
09/12/08	50732	2,000	BLDG Strip & Reroof	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/18	340,000	Land + Bldg	To/From Exempt Org	49545/23	Quit Claim	EMH RECOVERY INC

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	418,882	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,822	Functional	
Heating	0	Economic	
Attic	41,032	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	493,520	Additions	54,680
Ground Floor Area	1,132		
Total Living Area	2,905	Dwelling Value	391,260
Building Notes			

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		15	15		19,650	5		11			7,320																																					
2		12			1,670	6		11			1,430																																					
3		10			6,700	7		12			2,290																																					
4	50	15	15		15,620																																											