


Situs : 30 SNELL ST	Parcel ID: 102-045	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	----------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ANDRADE SUNITA ORLANDO ANDRADE 30 SNELL ST BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 4 Vol / Pg 45665/110 District Zoning R2 Class Residential
Property Notes	



102-045 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	2,805		2,050
<div> <div>Total Acres: .2251</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,500	80,500	0	75,000
Building	269,000	245,800	0	184,700
Total	349,500	326,300	0	259,700
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
10/21/06	BM	Not At Home	Other
02/01/05	BM	Not At Home	Other

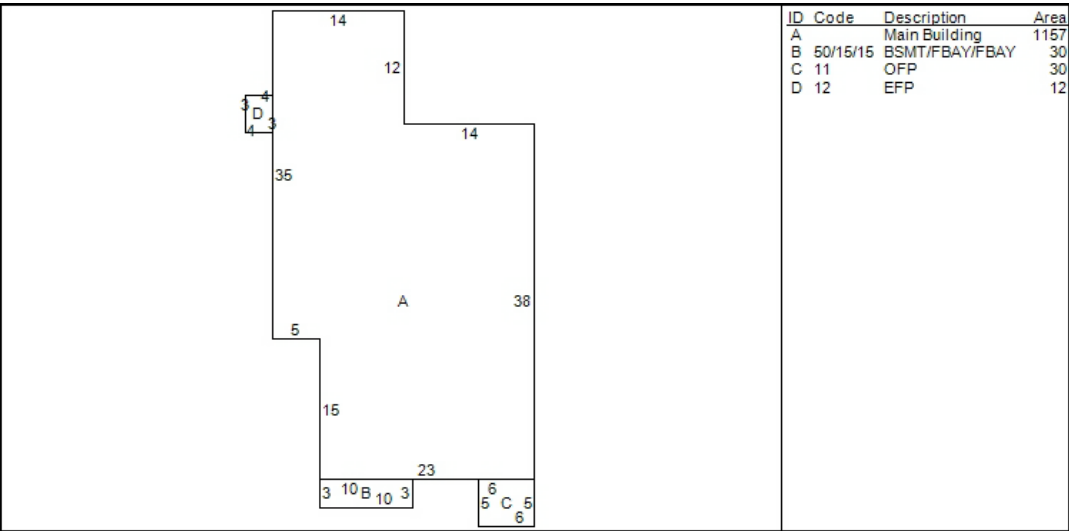
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/15/11	55180	9,500	BLDG Weatherization	0
03/12/04	41342	0	BLDG Deck	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
06/15/15		Land + Bldg	Transfer Of Convenience	45665/110	
01/24/02	230,000	Land + Bldg	Valid Sale	21405/118	
02/18/00		Land + Bldg	Family Sale	18289/249	
04/21/99	95,000	Land + Bldg	Sold Twice In Same Year	17370/319	
02/11/99	45,900	Land + Bldg	Court Order/Decree	17144/315	
Grantee ANDRADE SUNITA					

Situs : 30 SNELL ST	Parcel Id: 102-045	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Natural	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	425,580	% Good	45
Plumbing	9,787	% Good Override	
Basement	24,203	Functional	
Heating	0	Economic	
Attic	10,422	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	469,990	Additions	13,100
Ground Floor Area	1,157		
Total Living Area	2,374	Dwelling Value	245,750

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	50	15	15		11,340	
2		11			990	
3		12			770	