

Situs : 34 SNELL ST	Parcel ID: 102-046	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NATALE RICHARD MICHELLE L NATALE 34 SNELL ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 35892/312 District Zoning R2 Class Residential
Property Notes	



102-046 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	2,663		1,940
Total Acres: .2218				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,300	80,300	0	74,900
Building	257,000	278,400	0	195,700
Total	337,300	358,700	0	270,600
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
08/24/20	GL	Field Review	Other
01/23/17	HP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/06/16	64583	4,000	ADDITION	Addition To Garage	100
11/03/99	31693	200	BLDG	Woodstove In Fp	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
04/25/08		Land + Bldg	Transfer Of Convenience	35892/312	
06/01/05		1 Land + Bldg	Transfer Of Convenience	30636/145	
07/01/98	98,900	Land + Bldg	Valid Sale	16363/283	

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Dwelling Information

Style

Colonial Ne

Year Built

1890

Story height

1.7

Eff Year Built

1990

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

White

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Central Ac

Stacks

Fuel Type

Oil

Openings

System Type

Steam

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

6

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

271,190

% Good

82

Plumbing

% Good Override

Basement

16,965

Functional

Heating

7,393

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

Subtotal

295,550

Adj Factor

1

Additions

27,890

Ground Floor Area

661

Dwelling Value

270,240

Total Living Area

1,487

Building Notes

ID	Code	Description	Area
A		Main Building	661
B	50/10	BSMT/1SFR	300
C	50/15	BSMT/FBAY	30
D	31	WDK	320
E	RG1	GARAGE - WD/CB	500*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	500	500	1	1925	C	A	8,140

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	10			20,750
2	50	15			2,790
3		31			4,350