

Situs : 38 SNELL ST	Parcel ID: 102-047	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NELSON CHANTEL 38 SNELL ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 20354/286 District Zoning R2 Class Residential
Property Notes	



102-047 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	2,455		1,790
Total Acres: .2171				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,200	80,200	0	74,800
Building	203,400	218,700	0	188,900
Total	283,600	298,900	0	263,700
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
05/30/18	CP	Field Review	Other
10/03/14	DR	Not At Home	Other

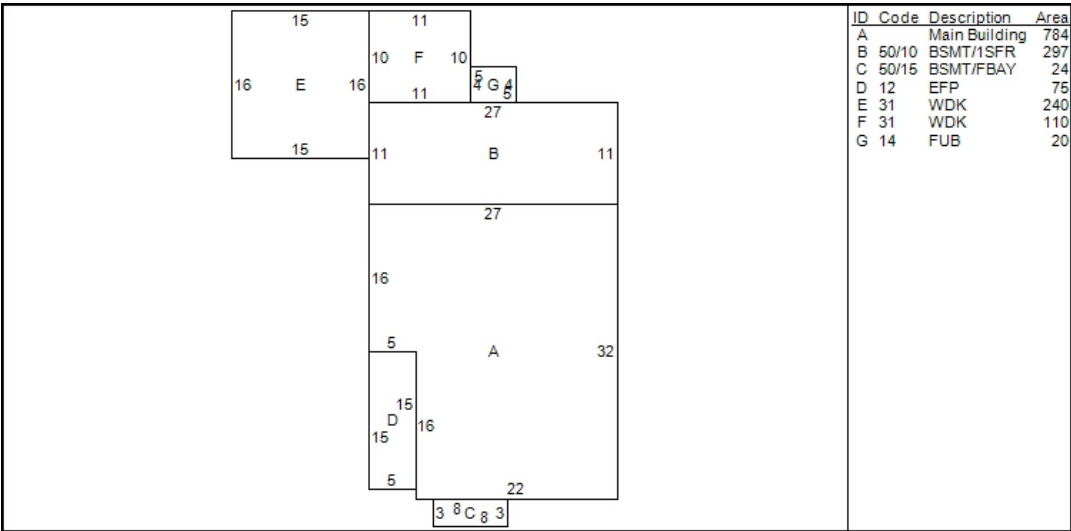
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/15/19	BP-19-383	33,478	REMODEL	
01/27/16	B63976	2,000	OTHER Solar Panels	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/13/01	182,000	Land + Bldg	Valid Sale	20354/286		NELSON CHANTEL
08/01/87	120,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial Ne	Year Built	1894
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	299,608	% Good	62
Plumbing		% Good Override	
Basement	18,743	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	318,350	Additions	21,280
Ground Floor Area	784		
Total Living Area	1,497	Dwelling Value	218,660

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			14,200	5		31			1,120
2	50	15			1,740	6		14			190
3		12			1,550						
4		31			2,480						