


Situs : 46 SNELL ST		Parcel ID: 102-049		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div><p>102-049 03/16/2020</p></div>			
REED WILLIAM M MARY BETH REED 46 SNELL ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 8 Vol / Pg 11147/00194 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	2,099			1,530				
Total Acres: .2089 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,900	79,900	0	74,600				
Building		202,300	233,800	0	186,200				
Total		282,200	313,700	0	260,800				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
10/11/11	55587	9,300	BLDG	Weatherization		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11147/194									

**Situs : 46 SNELL ST**

**Parcel Id: 102-049**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Rem oded	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

## Heating & Cooling

Heat Type	Basic
Fuel Type	Oil
System Type	Hot Water

## Fireplaces

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

Bedrooms	4	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

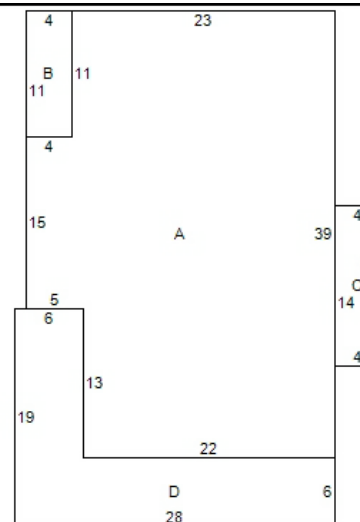
## Grade & Depreciation

<b>Grade</b>	C+	<b>Market Adj</b>
<b>Condition</b>	Average	<b>Functional</b>
<b>CDU</b>	AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>
<b>% Complete</b>		

## Dwelling Computations

Base Price	336,957	% Good	62
Plumbing		% Good Override	
Basement	21,079	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	358,040	Additions	7,930
Ground Floor Area	944		
Total Living Area	1,472	Dwelling Value	229,910

## Building Notes



ID	Code	Description	Area
A		Main Building	944
B	11	OPF	44
C	50/10	BSMT/1SFR	56
D	11	OPF	246
E	RG1	GARAGE - WD/CB	228*
F	RP6	ABOVE GROUND	450*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	228	228	1	1925	C	F	3,890
Aq Pool	1 x	450	450	1	1980	C	A	

## 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		11			740
2	50	10			3,160
3		11			4,030