

Situs : 54 SNELL ST	Parcel ID: 102-050	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DAMARIS ISABELLE C LE 54 SNELL ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 9 Vol / Pg 13073/00237 District Zoning R2 Class Residential
Property Notes	



102-050 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	1,188		870
Total Acres: .188				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,300	79,300	0	74,100
Building	185,400	160,100	0	142,900
Total	264,700	239,400	0	217,000
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/13/08	51002	6,393	BLDG Strip & Reroof	0
12/15/03	41015	6,722	BLDG Rep Window s	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				13073/237	

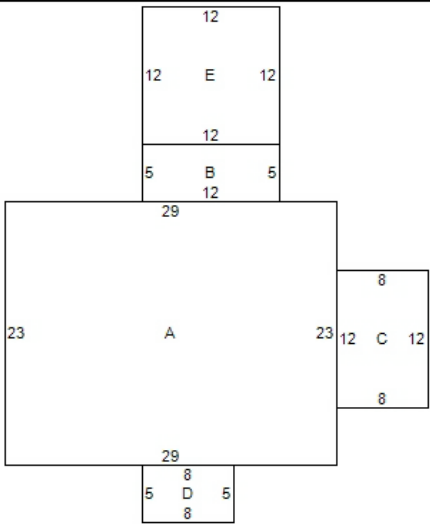
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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	300	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	299,648	% Good	45
Plumbing		% Good Override	
Basement	17,041	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	18,130	C&D Factor	
		Adj Factor	1
Subtotal	334,820	Additions	8,790
Ground Floor Area	667		
Total Living Area	1,530	Dwelling Value	159,460
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Det Garage	1 x	228	228	1	1925	C	U	650	

Condominium / Mobile Home Information			
Complex Name Condo Model			
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			2,070	
2		10			3,110	
3		10			1,490	
4		12			2,120	



ID	Code	Description	Area
A		Main Building	667
B	10	1SFR	60
C	10	1SFR	96
D	10	1SFR	40
E	12	EFP	144
F	RG1	GARAGE - WD/CB	228