


Situs : 43 SNELL ST		Parcel ID: 102-067		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
COLON DAVID & ELIUD COLON 43 SNELL ST BROCKTON MA 02301			Living Units 3 Neighborhood 210 Alternate ID 12-1 Vol / Pg 12522/00226 District Zoning R2 Class Residential						
Property Notes									
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Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	4,770		75,170					
Total Acres: .1095 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/24/20	GL	Field Review	Other						
05/01/18	CP	Field Review	Other						
02/01/05	BM	Not At Home	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	75,200	75,200	0	71,200					
Building	453,200	536,400	0	423,200					
Total	528,400	611,600	0	494,400					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/03/17	B67310	3,000	ROOF/NEW	100					
09/17/04	42718	33,000	BLDG Vinyl Siding	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
				12522/226					

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Dwelling Information

Style 3 Fam Flat	Year Built 1900
Story height 3	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	
Color Tan	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

Heat Type Basic	Stacks
Fuel Type Oil	Openings
System Type Steam	Pre-Fab

Room Detail

Bedrooms 9	Full Baths 5
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms 18	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

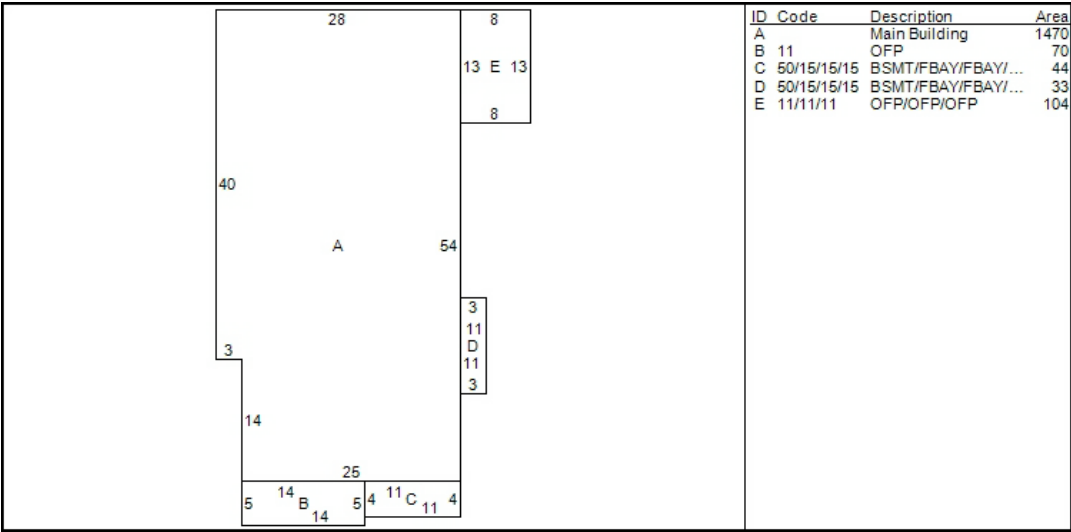
Grade & Depreciation

Grade C	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 10	% Good Ovr
% Complete	

Dwelling Computations

Base Price 638,843	% Good 62
Plumbing 36,249	% Good Override
Basement 26,643	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor 10
	Adj Factor 1
Subtotal 701,740	Additions 57,850

Ground Floor Area 1,470	
Total Living Area 4,641	Dwelling Value 536,430



ID	Code	Description	Area
A		Main Building	1470
B	11	OFF	70
C	50/15/15/15	BSMT/FBAY/FBAY/...	44
D	50/15/15/15	BSMT/FBAY/FBAY/...	33
E	11/11/11	OFF/OFP/OFP	104

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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			2,230
2	50	15	15	15	25,920
3	50	15	15	15	22,010
4		11	11	11	7,690

Building Notes