

<b>Situs : 39 SNELL ST</b>	<b>Parcel ID: 102-068</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TEJEDA FRANKLIN A 39 SNELL ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 13 Vol / Pg 46921/4 District Zoning R2 Class Residential

Property Notes



102-068 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,745			1,270
Total Acres: .2008 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,700	79,700	0	74,400
Building	439,900	517,900	0	410,400
Total	519,600	597,600	0	484,800
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

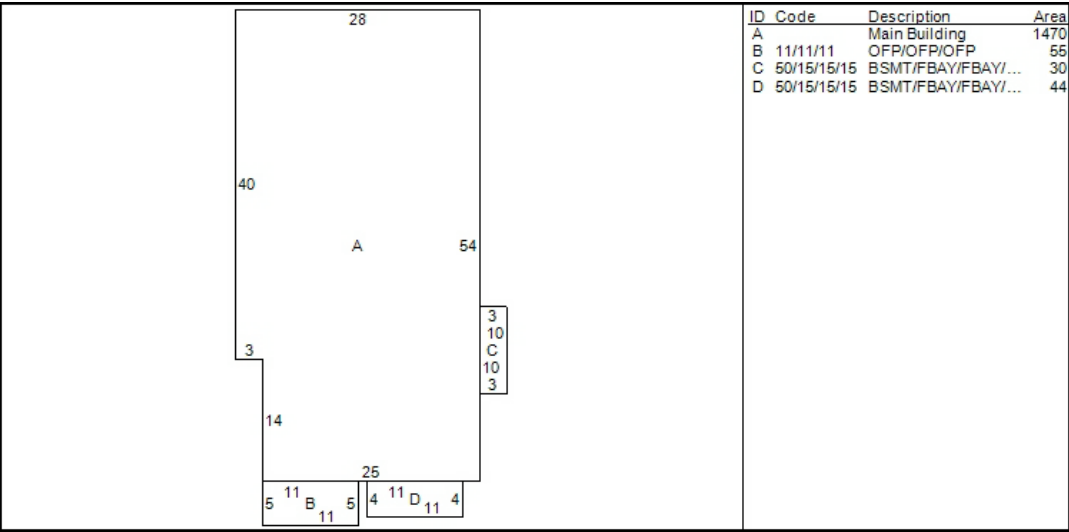
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/13/16	100	Land + Bldg	Transfer Of Convenience	46921/4	Quit Claim	TEJEDA FRANKLIN A
05/05/03		Land + Bldg	Transfer Of Convenience	25031/190		
05/05/03		Land + Bldg	Transfer Of Convenience	25031/189		
07/01/02	268,000	Land + Bldg	Valid Sale	22368/152		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1920
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	638,843	% Good	62
Plumbing	18,124	% Good Override	
Basement	26,643	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	683,610	Additions	51,710
Ground Floor Area	1,470		
Total Living Area	4,632	Dwelling Value	517,930

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	
1		11	11	11	4,900	
2	50	15	15	15	20,890	
3	50	15	15	15	25,920	