

|                            |                           |                                       |                     |                                  |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| <b>Situs : 37 SNELL ST</b> | <b>Parcel ID: 102-069</b> | <b>Class: Single Family Residence</b> | <b>Card: 1 of 1</b> | <b>Printed: October 28, 2020</b> |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| KE SARETH<br>ROEUTH REAM<br>37 SNELL ST<br>BROCKTON MA 02301 | Living Units 1<br>Neighborhood 210<br>Alternate ID 14<br>Vol / Pg 09733/00077<br>District<br>Zoning R2<br>Class Residential |
| Property Notes   |   |
|  |   |



102-069 03/16/2020

| Land Information   |          |                   |             |        |
|--------------------|----------|-------------------|-------------|--------|
| Type               | Size     | Influence Factors | Influence % | Value  |
| Primary            | SF 7,000 |                   |             | 78,400 |
| Residual           | SF 3,910 |                   |             | 2,850  |
| Total Acres: .2505 |          |                   |             |        |
| Spot: Location:    |          |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 81,300    | 81,300  | 0      | 75,600  |
| Building                         | 231,000   | 257,500 | 0      | 195,300 |
| Total                            | 312,300   | 338,800 | 0      | 270,900 |
| 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  |
| 05/09/01             | RB | Not At Home  | Other  |

| Permit Information |        |       |                      |            |
|--------------------|--------|-------|----------------------|------------|
| Date Issued        | Number | Price | Purpose              | % Complete |
| 04/03/15           | B61817 | 2,000 | BLDG Repair Roof     | 0          |
| 05/27/14           | B60019 | 1,000 | BLDG Repair Roof     | 100        |
| 08/29/00           | 33371  | 1,000 | BLDG Screen Prch Int | 100        |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|                         |       |      |          | 9733/77        |           |         |

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**Dwelling Information**

|                       |             |                       |      |
|-----------------------|-------------|-----------------------|------|
| <b>Style</b>          | Colonial Ne | <b>Year Built</b>     | 1850 |
| <b>Story height</b>   | 1.7         | <b>Eff Year Built</b> |      |
| <b>Attic</b>          | None        | <b>Year Remodeled</b> |      |
| <b>Exterior Walls</b> | Al/Vinyl    | <b>Amenities</b>      |      |
| <b>Masonry Trim</b>   | x           |                       |      |
| <b>Color</b>          | White       | <b>In-law Apt</b>     | No   |

**Basement**

|                    |      |                        |  |
|--------------------|------|------------------------|--|
| <b>Basement</b>    | Full | <b># Car Bsm't Gar</b> |  |
| <b>FBLA Size</b>   | x    | <b>FBLA Type</b>       |  |
| <b>Rec Rm Size</b> | x    | <b>Rec Rm Type</b>     |  |

**Heating & Cooling**

**Fireplaces**

|                    |          |                 |  |
|--------------------|----------|-----------------|--|
| <b>Heat Type</b>   | Basic    | <b>Stacks</b>   |  |
| <b>Fuel Type</b>   | Oil      | <b>Openings</b> |  |
| <b>System Type</b> | Warm Air | <b>Pre-Fab</b>  |  |

**Room Detail**

|                      |    |                       |    |
|----------------------|----|-----------------------|----|
| <b>Bedrooms</b>      | 4  | <b>Full Baths</b>     | 1  |
| <b>Family Rooms</b>  |    | <b>Half Baths</b>     | 1  |
| <b>Kitchens</b>      |    | <b>Extra Fixtures</b> |    |
| <b>Total Rooms</b>   | 8  |                       |    |
| <b>Kitchen Type</b>  |    | <b>Bath Type</b>      |    |
| <b>Kitchen Remod</b> | No | <b>Bath Remod</b>     | No |

**Adjustments**

|                          |      |                        |  |
|--------------------------|------|------------------------|--|
| <b>Int vs Ext</b>        | Same | <b>Unfinished Area</b> |  |
| <b>Cathedral Ceiling</b> | x    | <b>Unheated Area</b>   |  |

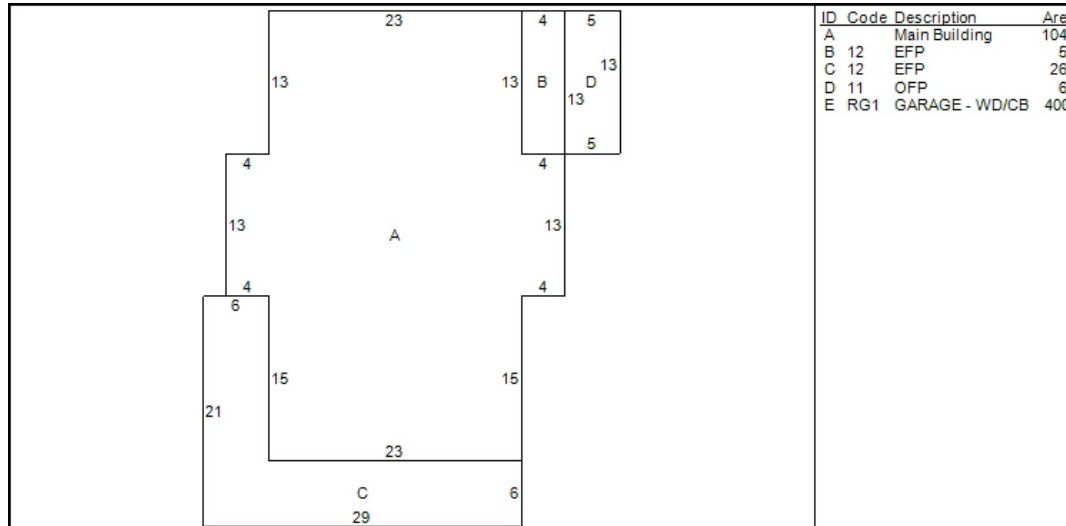
**Grade & Depreciation**

|                          |         |                   |  |
|--------------------------|---------|-------------------|--|
| <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**

|                          |         |                        |         |
|--------------------------|---------|------------------------|---------|
| <b>Base Price</b>        | 361,315 | <b>% Good</b>          | 62      |
| <b>Plumbing</b>          | 6,525   | <b>% Good Override</b> |         |
| <b>Basement</b>          | 22,603  | <b>Functional</b>      |         |
| <b>Heating</b>           | 0       | <b>Economic</b>        |         |
| <b>Attic</b>             | 0       | <b>% Complete</b>      |         |
| <b>Other Features</b>    | 0       | <b>C&amp;D Factor</b>  |         |
|                          |         | <b>Adj Factor</b>      | 1       |
| <b>Subtotal</b>          | 390,440 | <b>Additions</b>       | 7,490   |
| <b>Ground Floor Area</b> | 1,047   |                        |         |
| <b>Total Living Area</b> | 1,832   | <b>Dwelling Value</b>  | 249,560 |

**Building Notes**



**Outbuilding Data**

| Type       | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x    | 400    | 400  | 1   | 1925   | C     | G         | 7,930 |

**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      |     | 12  |     |     | 1,050 |
| 2      |     | 12  |     |     | 5,390 |
| 3      |     | 11  |     |     | 1,050 |