

<b>Situs : 25 SNELL ST</b>	<b>Parcel ID: 102-071</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RECINOS HEBER AND MARISOL RECINOS 25-27 SNELL ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 16 Vol / Pg 19016/49 District Zoning R2 Class Residential
Property Notes	



102-071 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	3,991		2,910
Total Acres: .2523				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,300	81,300	0	75,600
Building	375,400	363,900	0	299,800
Total	456,700	445,200	0	375,400
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
10/03/14	DR	Not At Home	Other

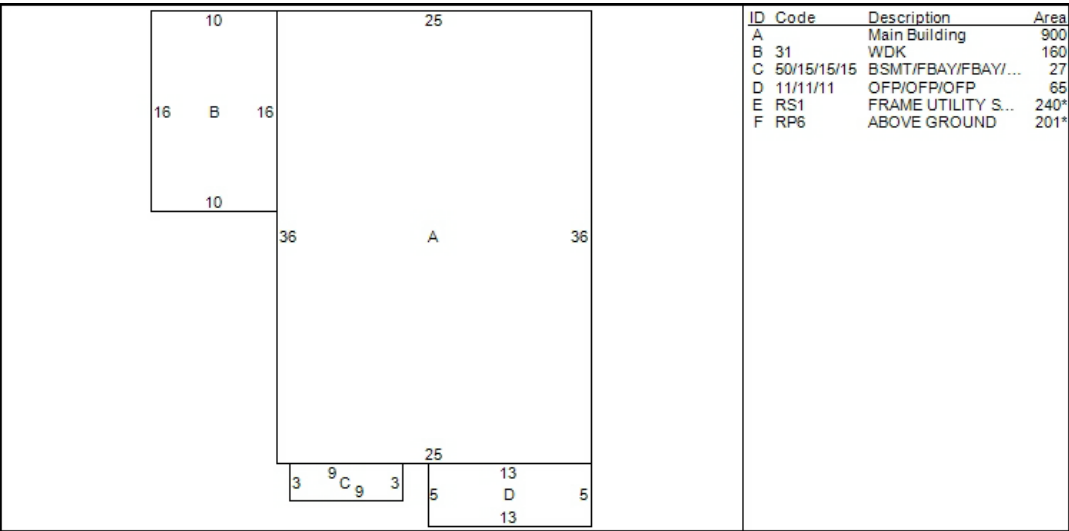
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/10/01	34339	900	BLDG Bld 12 X 20 She	100
05/29/98	28981	200	BLDG Rebuild 1st Prc	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
10/30/00	180,000	Land + Bldg	Valid Sale	19016/49	
12/19/97	80,000	Land + Bldg		15247/284	
06/13/97	65,000	Land + Bldg	Sold Tw ice In Same Year		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	453,899	% Good	62
Plumbing	18,124	% Good Override	
Basement	18,930	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	27,600
Subtotal	490,950		
Ground Floor Area	900		
Total Living Area	2,781	Dwelling Value	362,430

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 240		240	1	2000	C	A	1,460
Ag Pool	1 x 201		201	1	2000	D	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		31			2,360	
2	50	15	15	15	19,720	
3		11	11	11	5,520	