

Situs : 23 SNELL ST	Parcel ID: 102-072	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BARBOSA ESMAEL FRANCISCO BARBOSA 23 SNELL ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 17 Vol / Pg 47814/290 District Zoning R2 Class Residential

Property Notes
01/2011 SHORT SALE



102-072 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,882		76,780
Total Acres: .135 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,800	76,800	0	72,300
Building	438,900	467,600	0	353,100
Total	515,700	544,400	0	425,400
Manual Override Reason				
Base Date of Value			1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value 1/1/2020		
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
05/20/05	BM	Not At Home	Other

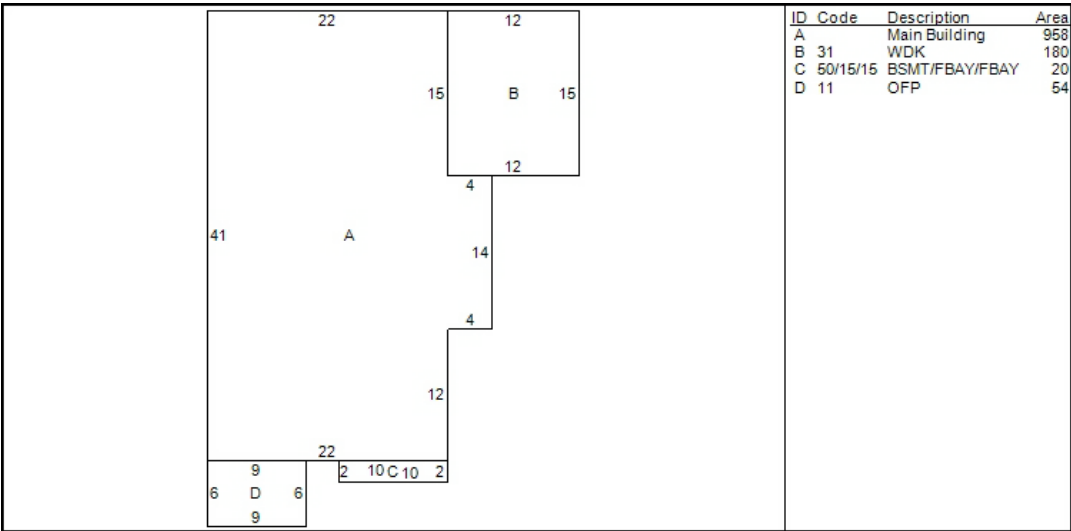
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/09/11	54415	18,000	BLDG Remodel Bath	100
02/05/04	41222	325	BLDG Replc Frnt Dr	100
09/03/02	37498	19,000	BLDG V Side, Winds,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/16	393,500	Land + Bldg	Valid Sale	47814/290	Quit Claim	BARBOSA ESMAEL
09/19/12		Land + Bldg	Transfer Of Convenience	41966/283		
09/19/12		Land + Bldg	Transfer Of Convenience	41966/257		
03/03/11		Land + Bldg	Transfer Of Convenience	39715/348		
01/31/11	110,000	Land + Bldg	Outlier-Written Desc Needed	39609/262		
04/18/02	255,000	Land + Bldg	Valid Sale	21927/79		
06/01/01	210,000	Land + Bldg	Valid Sale	19945/28		
05/29/97	108,000	Land + Bldg		15207/166		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1886
Story height	2.7	Eff Year Built	1980
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes
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	464,946	% Good	80
Plumbing	19,574	% Good Override	
Basement	21,282	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	22,480
Subtotal	505,800		
Ground Floor Area	958		
Total Living Area	2,675	Dwelling Value	467,580

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		31			3,680	
2	50	15	15		16,240	
3		11			2,560	