

<b>Situs : 21 SNELL ST</b>	<b>Parcel ID: 102-073</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PAYEN JOSETTE JENNIFER PAYEN 21 SNELL ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 17-1 Vol / Pg 49158/102 District Zoning R2 Class Residential

Property Notes



102-073 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,148		75,710
Total Acres: .1182 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,700	75,700	0	71,600
Building	195,500	209,700	0	171,800
Total	271,200	285,400	0	243,400
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
05/30/18	CP	Field Review	Other
10/03/14	DR	Info At Door	Ow ner

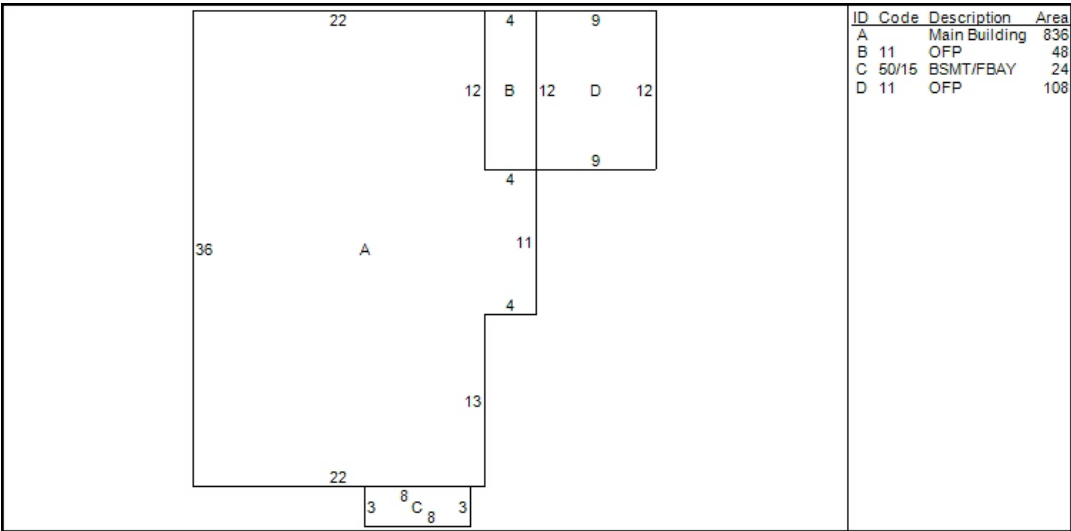
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/15	B63314	6,875	BLDG Strip/Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/08/17	245,000	Land + Bldg	Valid Sale	49158/102	Quit Claim	PAYEN JOSETTE
08/05/15		Land + Bldg	Transfer Of Convenience	45890/5		ATHERTON NORMA V LE

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	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	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	311,787	% Good	62
Plumbing		% Good Override	
Basement	19,505	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	331,290	Additions	4,290
Ground Floor Area	836		
Total Living Area	1,487	Dwelling Value	209,690

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			810	
2	50	15			1,740	
3		11			1,740	