

Situs : 17 SNELL ST

Parcel ID: 102-074

Class : Tw o-Family

Card: 1 of 1

Printed: October 28, 2020


CURRENT OWNER

ATHERTON WALTER S  
& MARIA Q A THERTON  
17 SNELL ST  
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2  
Neighborhood 210  
Alternate ID 18-1  
Vol / Pg 11139/71  
District  
Zoning R2  
Class Residential

Property Notes



102-074 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,558		74,860

Total Acres: .1046  
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,900	74,900	0	70,900
Building	330,700	336,100	0	229,400
Total	405,600	411,000	0	300,300

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
01/04/07	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/10/18	68591	14,590	ROOF/NEW	100
01/05/06	45726	5,300	BLDG Strip & Roof Rt	0

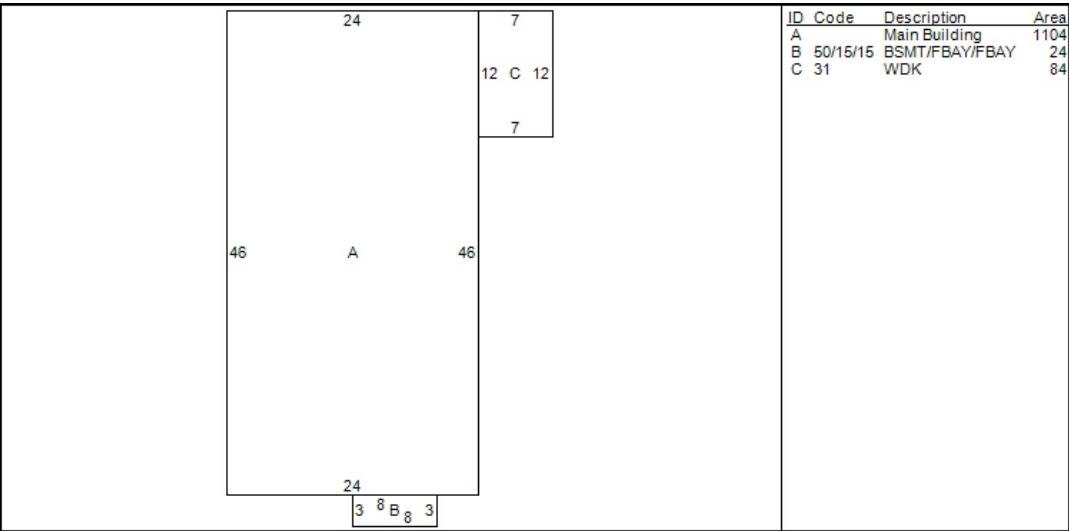
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11139/71		ATHERTON WALTER S

Situs : 17 SNELL ST	Parcel Id: 102-074	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	-------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<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>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<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>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	411,736	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	23,416	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	25,208	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	470,150	<b>Additions</b>	15,440
<b>Ground Floor Area</b>	1,104		
<b>Total Living Area</b>	2,587	<b>Dwelling Value</b>	336,090

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>	
<b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15	15		13,890	
2		31			1,550	