


Situs : 43 POOLE ST		Parcel ID: 015-092		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DINGA KIMANI N 43 POOLE ST BROCKTON MA 02301			Living Units 1 Neighborhood 10 Alternate ID 17 Vol / Pg 47964/161 District Zoning R1C Class Residential						
Property Notes									
									
015-092 03/21/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		90,940
Total Acres: .1653				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	191,600	218,200	0	199,100
Total	282,500	309,100	0	286,500
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
08/07/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/22/18	69881	1,000	INS	100
06/23/04	42116	2,400	BLDG Ovr One Lyr Ro	100
06/22/04	42101	0	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/04/17	276,000	Land + Bldg	Valid Sale	47964/161	Quit Claim	DINGA KIMANI N
09/30/03	285,900	Land + Bldg	Valid Sale	26681/292	Quit Claim	
07/16/88		Land + Bldg		08584/00305		

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Dwelling Information			
Style	Bungalow	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	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	299,608	% Good	62
Plumbing		% Good Override	
Basement	18,743	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	318,350	Additions	10,290
Ground Floor Area	784		
Total Living Area	1,532	Dwelling Value	207,670
Building Notes			

Outbuilding Data																																																																	
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Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value																																																																
Det Garage	1 x 720 720 1 1925 C A 10,520																																																																
Condominium / Mobile Home Information																																																																	
Complex Name																																																																	
Condo Model																																																																	
Unit Number																																																																	
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