

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 43 POOLE ST Parcel ID: 015-092 Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

DINGA KIMANI N

43 POOLE ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 10 Alternate ID 17 Vol / Pg 47964/161

District Zoning Class

R1C Residential

Property Notes



015-092 03/21/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,200			90,940

Total Acres: .1653 Spot:

Location:

	Assessment Info	rmation		
	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

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Information	
Date 08/07/20	ID	Entry Code	Source
	CM	Field Review	Other

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
08/22/18	69881	1,000	INS		100
06/23/04	42116	2,400	BLDG	Ovr One Lyer 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		



RESIDENTIAL PROPERTY RECORD CARD 2

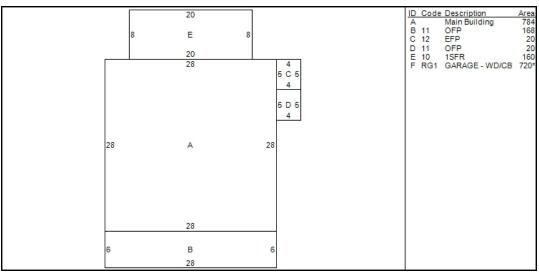
2021

21 BROCKTON

Situs: 43 POOLE ST Parcel Id: 015-092 **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 Color Tan In-law Apt No Basement Basement Full # Car Bsmt 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** 299,608 Base Price % Good 62 **Plumbing** % Good Override 18,743 Basement **Functional** Heating 0 Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adj Factor 1 318,350 Additions 10,290 Subtotal 784 **Ground Floor Area Total Living Area** 1,532 Dwelling Value 207,670

Building Notes

Class: Single Family Residence		Card: 1 of 1	Printe	d: October 27, 2020	
20	=	1		ID Code Description	Are



			Outbuilding Data			
Туре	Size 1	Size 2	Area Qty	Yr Blt Grade	Condition	Value
Det Garage	1 x	720	720 1	1925 C	Α	10,520

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

					Addition Deta	ils		
Line #	Low	1st	2nd	3rd	Value			
1		11			2,730			
2		12			430			
3		11			310			
4		10			6,820			