

Situs : 35 POOLE ST	Parcel ID: 015-093	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
THORBURN THOMAS E & PATRICIA A THORBURN 35 POOLE ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 18 Vol / Pg 09027/00083 District Zoning R1C Class Residential

Property Notes



015-093 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,560		88,560
Total Acres: .1276 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,600	88,600	0	85,200
Building	205,100	192,000	0	204,700
Total	293,700	280,600	0	289,900
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
06/11/15	NC	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				9027/83		

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Dwelling Information

Style	F To B Splt	Year Built	1973
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Part	# Car Bsm't Gar	
FBLA Size	400	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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

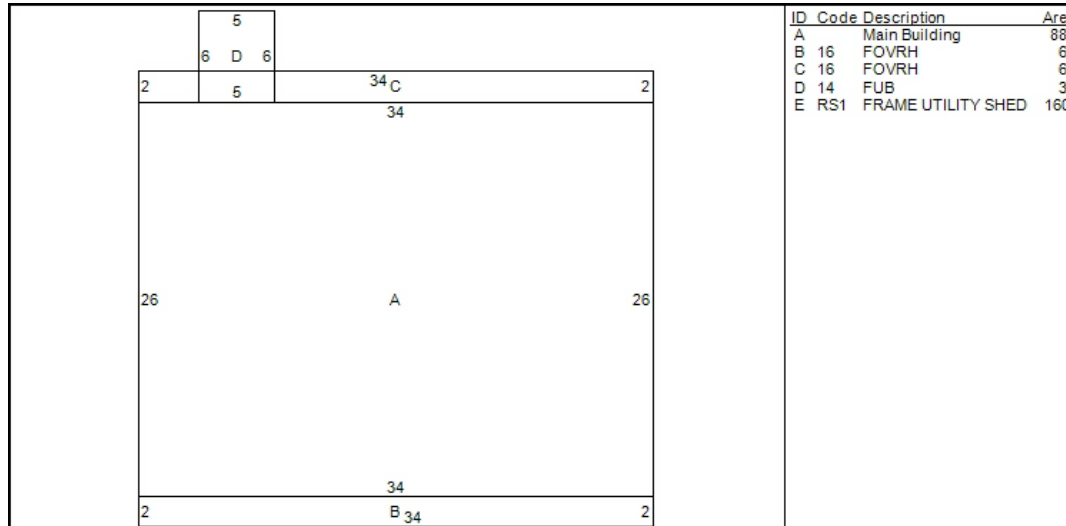
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	199,478	% Good	80
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	228,580	Additions	7,840
Ground Floor Area	884		
Total Living Area	1,420	Dwelling Value	190,700

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 16		160	1	2005	C	A	1,300

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		16			3,760
2		16			3,760
3		14			320