

Situs : 39 POOLE ST	Parcel ID: 015-093A	Class : Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
PACHECO RAYMOND & LEANNE PACHECO 39 POOLE ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 18-1 Vol / Pg 12963/00158 District Zoning R1C Class Residential

Property Notes



015-093A 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,840		93,320
Total Acres: .2029 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,300	93,300	0	89,500
Building	190,400	219,400	0	206,200
Total	283,700	312,700	0	295,700
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

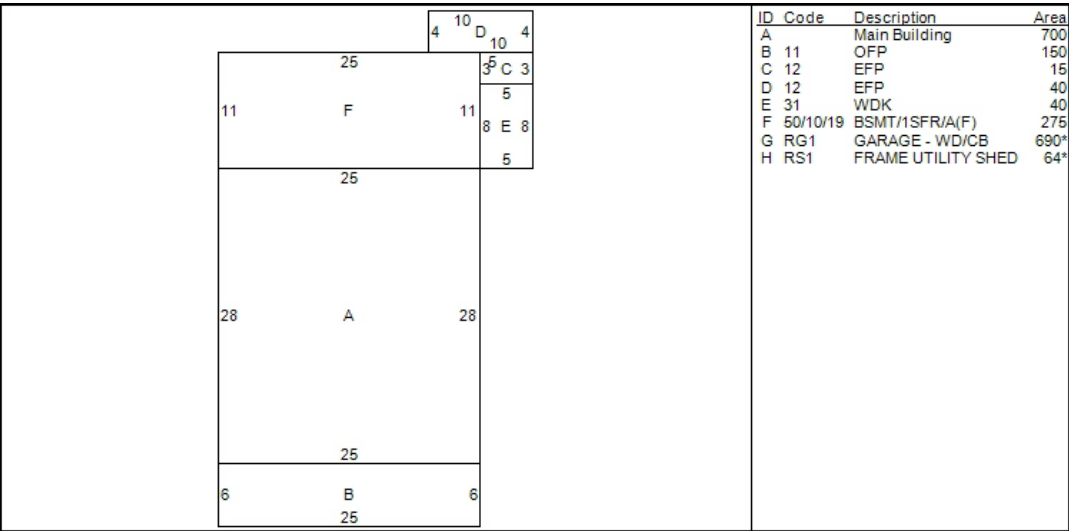
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/04/04	42421	1,800	BLDG Roof, Rafters,D	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				12963/158		

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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	White		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	280,121	% Good	62
Plumbing	6,525	% Good Override	
Basement	8,762	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	305,540	Additions	19,470
Ground Floor Area	700		
Total Living Area	1,638	Dwelling Value	208,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 690		690	1	1925	C	A	10,200
Frame Shed	8 x 8		64	1	2000	D	A	290

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	Line #	Low	1st	2nd	3rd	Value	
1		11			2,480	5	50	10	19		15,440	
2		12			310							
3		12			810							
4		31			430							