

Situs : 23 POOLE ST

Parcel ID: 015-096

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
BORJA EDWIN
MARY BORJA
23 POOLE ST
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 1
Neighborhood 10
Alternate ID 23
Vol / Pg 32560/274
District
Zoning R1C
Class Residential



Property Notes

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	223,300	220,300	0	227,100
Total	314,200	311,200	0	314,500

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/08/06	47610	2,815	BLDG 5 Winds, Garage	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/24/06	323,000	Land + Bldg	Valid Sale	32560/274		
04/12/05		1 Land + Bldg	Family Sale	30332/083		
04/22/04	315,000	Land + Bldg	Valid Sale	28022/205		
09/04/02	265,000	Land + Bldg	Valid Sale	22779/239		
01/22/02	199,900	Land + Bldg	Court Order/Decree	21388/45		

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Dwelling Information

Style	Raised Ranch	Year Built	1969
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

Basement

Basement	Full	# Car Bsm t Gar	1
FBLA Size	468	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

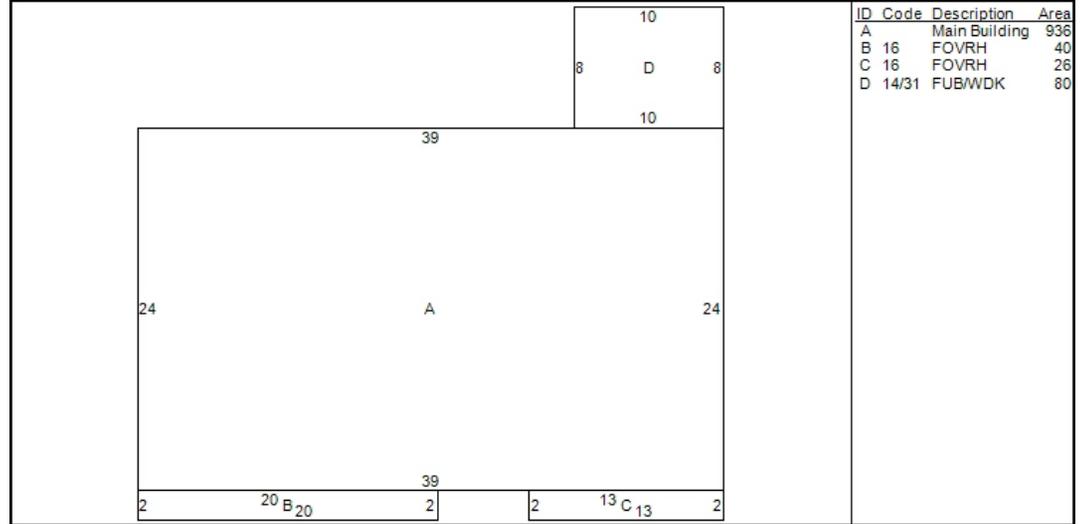
Grade & Depreciation

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

Dwelling Computations

Base Price	223,556	% Good	76
Plumbing		% Good Override	
Basement	20,978	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,058	C&D Factor	
		Adj Factor	1
Subtotal	281,590	Additions	6,310
Ground Floor Area	936		
Total Living Area	1,470	Dwelling Value	220,320

Building Notes



Outbuilding Data

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

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			2,510
2		16			1,820
3	14	31			1,980