

<b>Situs : 23 POOLE ST</b>	<b>Parcel ID: 015-096</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BORJA EDWIN MARY BORJA 23 POOLE ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 23 Vol / Pg 32560/274 District Zoning R1C Class Residential
Property Notes	



015-096 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	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				
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
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		
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	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	