

Situs : 17 POOLE ST	Parcel ID: 015-097	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CANNON POMERLEAU SUZANNE E 17 POOLE ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 24 Vol / Pg 41755/53 District Zoning R1C Class Residential

Property Notes



015-097 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	218,400	265,400	0	233,200
Total	309,300	356,300	0	320,600
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/06/12		Land + Bldg	Family Sale	41755/53		

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Dwelling Information

Style	Bungalow	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement	Full	# 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	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	198
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

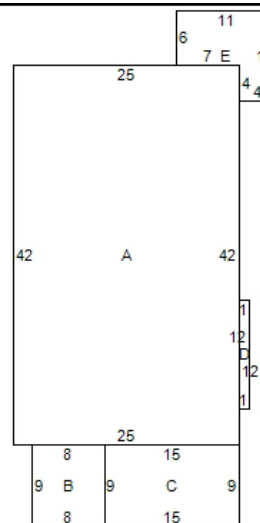
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	361,722	% Good	62
Plumbing	16,312	% Good Override	
Basement	22,628	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	-8,103	C&D Factor	
		Adj Factor	1
Subtotal	392,560	Additions	9,670
Ground Floor Area	1,050		
Total Living Area	1,722	Dwelling Value	253,060

Building Notes

ID	Code	Description	Area
A		Main Building	1050
B	11	OFF	72
C	10	1SFR	135
D	15	FBAY	12
E	12	EFP	82
F	RP1	PLASTIC LINER POOL	512*
G	RG1	GARAGE - WD/CB	360*
H	RS1	FRAME UTILITY SHED	96*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	512	512	1	1974	C	A	5,330
Det Garage	1 x	360	360	1	1925	C	A	6,620
Frame Shed	8 x	12	96	1	1974	C	A	350

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		11			1,180
2		10			5,830
3		15			990
4		12			1,670