

Situs : 19 POOLE AV	Parcel ID: 077-076	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BARBOSA JASON 19 POOLE AV BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 7 Vol / Pg 44300/202 District Zoning R1C Class Residential
Property Notes	



077-076 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,070		77,050
Total Acres: .1393 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,500
Building	269,200	290,900	0	228,400
Total	346,300	368,000	0	300,900
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
08/31/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/08/14	189,900	Land + Bldg	Sale After Foreclosure	44300/202		
01/16/13	86,997	Land + Bldg	Repossession	41553/287		
05/11/06		Land + Bldg	Transfer Of Convenience	32665/165		
02/04/02		Land + Bldg	Transfer Of Convenience	21481/5		
12/01/93	90,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Colonial	Year Built	1900
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	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	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

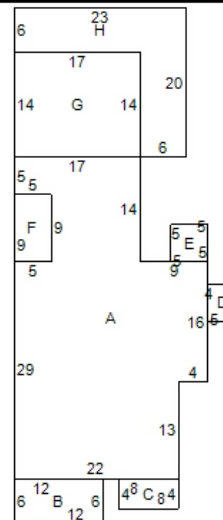
Grade & Depreciation

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

Dwelling Computations

Base Price	371,413	% Good	62
Plumbing	6,766	% Good Override	
Basement	21,123	Functional	
Heating	0	Economic	
Attic	9,096	% Complete	
Other Features	10,508	C&D Factor	
		Adj Factor	1
Subtotal	418,910	Additions	20,220
Ground Floor Area	895		
Total Living Area	2,105	Dwelling Value	279,940

Building Notes



ID Code	Description	Area
A	Main Building	895
B 11	OFP	72
C 50/15	BSMT/FBAY	32
D 11	OFP	20
E 12	EFP	25
F 50/10/11	BSMT/1SFR/OFP	45
G 10	1SFR	238
H 31	WDK	222
I RG1	GARAGE - WD/CB	240*
J RP1	PLASTIC LINER POOL	700*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	D	G	4,480
Pool-Pllin	1 x	700	700	1	1975	C	A	6,470

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			1,240	5	50	10	11		3,290
2	50	15			2,170	6		10			10,290
3		11			310	7		31			2,360
4		12			560						