

Situs : 15 POOLE AV

Parcel ID: 077-077

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

DA SILVA CLAUDINA S
15 POOLE AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	8
Vol / Pg	46870/179
District	
Zoning	R1C
Class	Residential

Property Notes



077-077 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,080		77.070

Total Acres: .1396
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,500
Building	234,400	239,600	0	208,100
Total	311,500	316,700	0	280,600

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other
02/14/05	BM	Estimated For Misc Reason	Other
06/03/01	FAB	Estimated For Misc Reason	Other
02/08/01	BM	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/27/16	65800	4,500	HVAC	100
05/24/16	64698	8,000	INT REMOD	100
05/06/16	64585	8,000	KITCHEN	100
06/14/04	42010	7,016	BLDG Replc Roof	100
03/20/00	32356	2,000	BLDG Rep Existing De	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/29/16	230,000	Land + Bldg	Outlier-Written Desc Needed	46870/179	Quit Claim	DA SILVA CLAUDINA S
10/26/15	10	Land + Bldg	Transfer Of Convenience	46195/181		WHITE DANIEL
03/27/00	170,000	Land + Bldg	Valid Sale	18379/270		
09/30/99	90,000	Land + Bldg	Repossession	17914/316		
01/03/97		Land + Bldg	Transfer Of Convenience	14890		

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Dwelling Information

Style	Colonial Ne	Year Built	1900
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	2016
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt 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	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	
Kitchen Remod	Yes	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

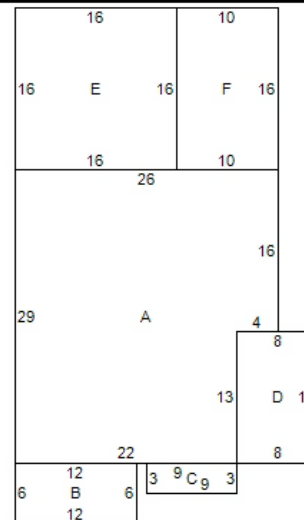
Grade & Depreciation

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

Dwelling Computations

Base Price	308,580	% Good	62
Plumbing	6,525	% Good Override	
Basement	17,549	Functional	
Heating	0	Economic	
Attic	7,557	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	350,340	Additions	22,380
Ground Floor Area	702		
Total Living Area	1,791	Dwelling Value	239,590

Building Notes



ID	Code	Description	Area
A		Main Building	702
B	11	OPF	72
C	50/15	BSMT/FBAY	27
D	50/10	BSMT/1SFR	104
E	50/10	BSMT/1SFR	256
F	31	WDK	160

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			1,180	5		31			1,610
2	50	15			1,860						
3	50	10			5,390						
4	50	10			12,340						