


<b>Situs : 45 POOLE AV</b>		<b>Parcel ID: 077-098</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
<b>CURRENT OWNER</b>  ANDRADE CARMEN L SUZI MONTEIRO 45 POOLE AV BROCKTON MA 02301		<b>GENERAL INFORMATION</b>  Living Units    1 Neighborhood   120 Alternate ID    5 Vol / Pg        45304/268 District Zoning           R1C Class            Residential			
<b>Property Notes</b>  <div style="height: 100px;"></div>					



077-098 03/23/2020

Land Information						Assessment Information				
Type		Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	7,000			78,400		79,400	79,400	0	74,200
Residual	SF	1,404			1,020	<b>Land</b>	177,500	168,800	0	158,500
						<b>Building</b>	256,900	248,200	0	232,700
						<b>Total</b>				
						<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020				
Total Acres: .1929 Spot:						<b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
08/31/20	AW	Field Review	Other					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/09/15	210,900	Land + Bldg	Valid Sale	45304/268		ANDRADE CARMEN L
05/24/01		Land + Bldg	Transfer Of Convenience	19888/154		

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Other		
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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	237,945	% Good	62
Plumbing		% Good Override	
Basement	14,885	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	252,830	Additions	12,030
Ground Floor Area	600		
Total Living Area	1,278	Dwelling Value	168,780
Building Notes			

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	50	10			3,470	5	50	15			2,600																													
2		32			190																																			
3		10			4,530																																			
4		31			1,240																																			