

Situs : 10 PLEASANTVIEW AV	Parcel ID: 103-076	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BROWN BETTY J 10 PLEASANTVIEW AVE BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 1A Vol / Pg 08013/00283 District Zoning R2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,104		72,750
Total Acres: .0713 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,800	72,800	0	69,400
Building	154,600	135,800	0	130,400
Total	227,400	208,600	0	199,800
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
08/24/20	GL	Field Review	Other
09/11/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/26/03	40297	10,610	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/87	107,500	Land + Bldg	Valid Sale	8013/283		

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### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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
Fuel Type	Oil	Openings
System Type	Steam	Pre-Fab

### Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

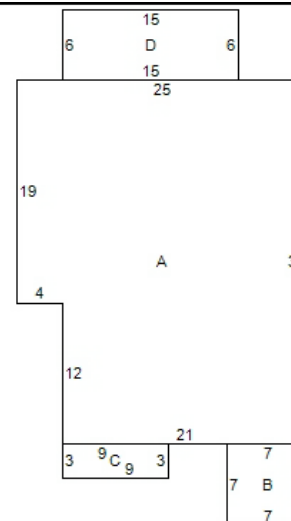
## Grade & Depreciation

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

## Dwelling Computations

<b>Base Price</b>	265,386	<b>% Good</b>	45
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	16,602	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	288,030	<b>Additions</b>	2,570
<b>Ground Floor Area</b>	727		
<b>Total Living Area</b>	1,299	<b>Dwelling Value</b>	132,180

## Building Notes



ID	Code	Description	Area
A		Main Building	727
B	11	OPF	49
C	15	FBAY	27
D	11	OPF	90
E	RG1	GARAGE - WD/CB	150*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	150	150	1	1925	D	G	3,660

### 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			540
2		15			1,040
3		11			990