

Situs : 10 PLEASANTVIEW AV

Parcel ID: 103-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
BROWN BETTY J
10 PLEASANTVIEW AVE
BROCKTON MA 02301

GENERAL INFORMATION
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	In-law Apt	No
Color	Gray		

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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

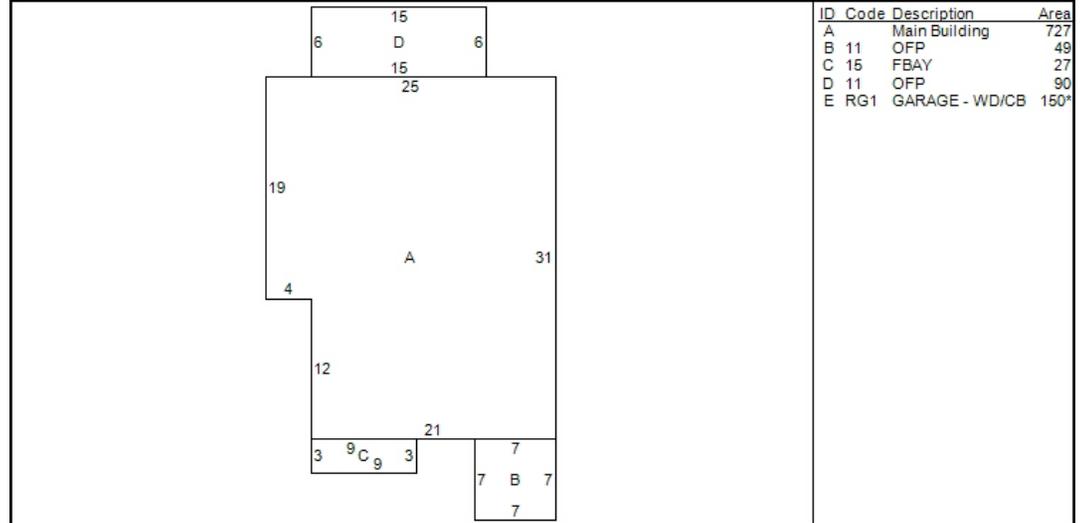
Grade & Depreciation

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

Dwelling Computations

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

Building Notes



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