


Situs : 16 PLEASANTVIEW AV	Parcel ID: 103-077	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
C&S MANAGEMENT INC PO BOX 690623 QUINCY MA 02269-0623	Living Units 3 Neighborhood 210 Alternate ID 1 Vol / Pg 43737/267 District Zoning R2 Class Residential
Property Notes	



103-077 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,000		76,950
<div> <div>Total Acres: .1377</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	440,300	487,300	0	372,100
Total	517,300	564,300	0	444,600
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

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
10/02/13	O52400	0	BLDG Occupancy	0
10/27/09	52400	46,000	BLDG Convert-3-Famil	100
04/24/09	51493	8,000	BLDG Int Remodel	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
10/29/13	100	Land + Bldg	Transfer Of Convenience	43767/267	
03/31/09	45,000	Land + Bldg	Change After Sale (Physical)	37007/258	

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Dwelling Information

Style	3 Fam Slope	Year Built	1900
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	2010
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	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	6
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

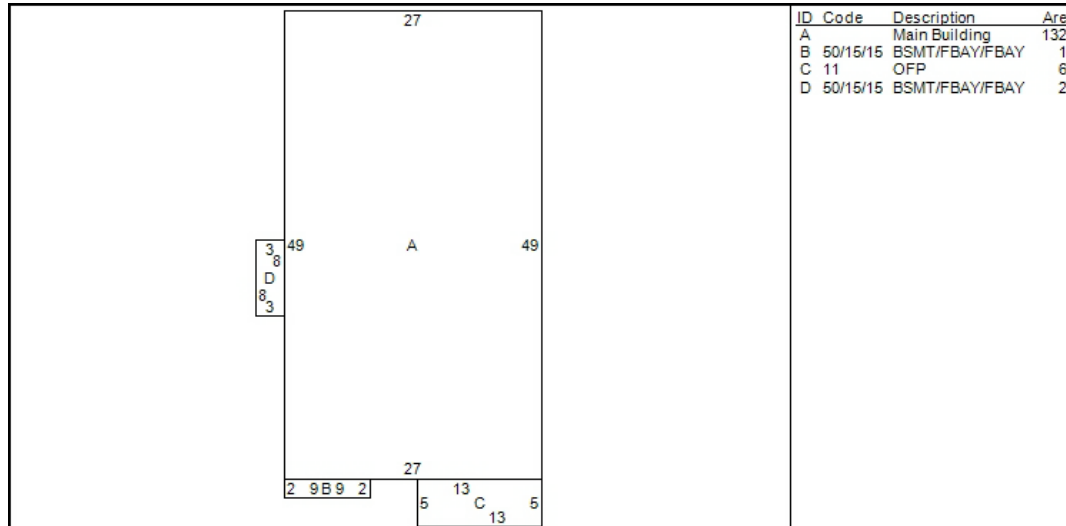
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	581,460	% Good	62
Plumbing	48,936	% Good Override	
Basement	26,616	Functional	
Heating	15,852	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	672,860	Additions	28,450
Ground Floor Area	1,323		
Total Living Area	3,722	Dwelling Value	487,340

Building Notes

ID	Code	Description	Area
A		Main Building	1323
B	50/15/15	BSMT/FBAY/FBAY	18
C	11	OFF	65
D	50/15/15	BSMT/FBAY/FBAY	24



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
1	50	15	15		12,090
2		11			2,290
3	50	15	15		14,070