

Situs : 18 PLEASANTVIEW AV

Parcel ID: 103-078

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CARVALHO SEBASTIAO  
18 PLEASANTVIEW AVE  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 210  
Alternate ID 3  
Vol / Pg 31353/327  
District  
Zoning R2  
Class Residential



103-078 03/16/2020

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 200			150

Total Acres: .1653  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	329,900	330,100	0	279,200
<b>Total</b>	<b>408,500</b>	<b>408,700</b>	<b>0</b>	<b>352,800</b>

**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
06/08/07	48679	6,500	BLDG See Notes	0
04/30/02	36644	3,200	BLDG 15 Window s #2	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/05	345,000	Land + Bldg	Valid Sale	31353/327		

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**Dwelling Information**

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1880
<b>Story height</b>	2.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Blue		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	14	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

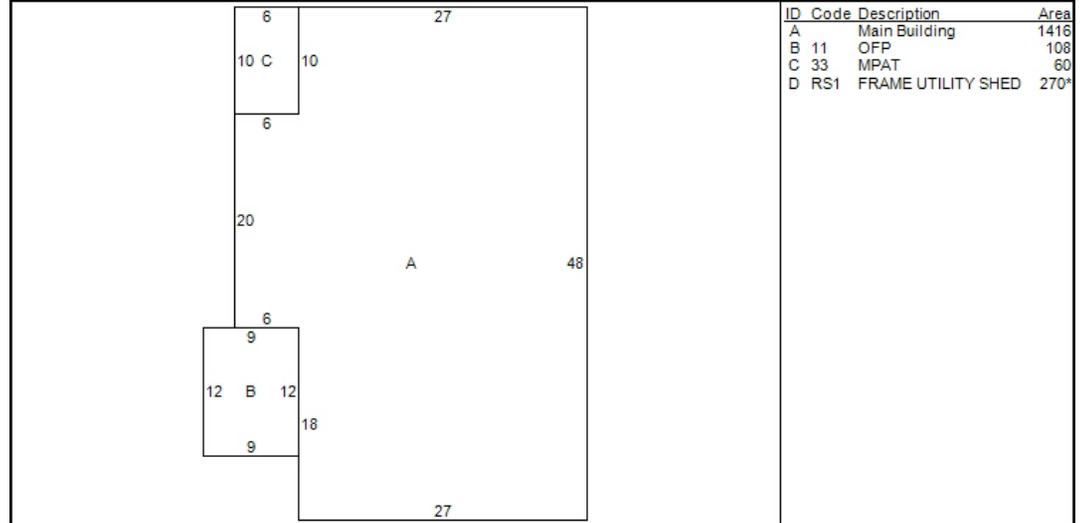
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design % Complete</b>	10	<b>% Good Ovr</b>	

**Dwelling Computations**

<b>Base Price</b>	611,420	<b>% Good</b>	45
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	27,987	<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>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	658,980	<b>Additions</b>	2,660
<b>Ground Floor Area</b>	1,416		
<b>Total Living Area</b>	3,894	<b>Dwelling Value</b>	328,860

**Building Notes**



ID	Code	Description	Area
A		Main Building	1416
B	11	OFF	108
C	33	MPAT	60
D	RS1	FRAME UTILITY SHED	270*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	270	270	1	1970	C	G	1,240

**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			2,340
2		33			320