

Situs : 18 PLEASANTVIEW AV	Parcel ID: 103-078	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CARVALHO SEBASTIAO 18 PLEASANTVIEW AVE BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 3 Vol / Pg 31353/327 District Zoning R2 Class Residential

Property Notes



103-078 03/16/2020

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
Total	408,500	408,700	0	352,800
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
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			
Style	3 Fam Slope	Year Built	1880
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14	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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	611,420	% Good	45
Plumbing	19,574	% Good Override	
Basement	27,987	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	2,660
Subtotal	658,980		
Ground Floor Area	1,416		
Total Living Area	3,894	Dwelling Value	328,860
Building Notes			

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	

