

Situs : 22 PLEASANTVIEW AV	Parcel ID: 103-079	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GODINHO WILLIAM A & JOAN M GODINHO ET AL 22 PLEASANTVIEW AVE BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 08903/00022 District Zoning R2 Class Residential

Property Notes



103-079 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 932			680
Total Acres: .1821				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	228,900	211,400	0	203,500
Total	308,000	290,500	0	277,500
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
10/06/14	DR	Unoccupied	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/88	38,000	Land Only	Sale Of Portion/Other Comm			
10/01/87	120,000	Land Only	Sale Of Portion/Other Comm			
				8903/22		

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Dwelling Information

Style	Raised Ranch	Year Built	1988
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	528	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	3	Full Baths	1
Family Rooms		Half Baths	
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

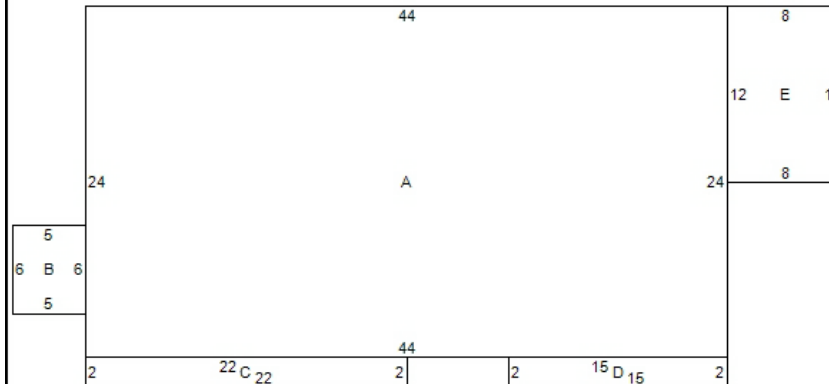
Grade	C+	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	242,230	% Good	70
Plumbing		% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	28,148	C&D Factor	
		Adj Factor	1
Subtotal	293,110	Additions	6,230
Ground Floor Area	1,056		
Total Living Area	1,658	Dwelling Value	211,410

Building Notes

ID	Code	Description	Area
A		Main Building	1056
B	12	EFB	30
C	16	FOVRH	44
D	16	FOVRH	30
E	31	WDK	96



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		12			700
2		16			2,520
3		16			1,890
4		31			1,120