

157 PLEASANT ST

Location 157 PLEASANT ST

Mblu 131/ / 144/ /

Acct# 22340

Owner RIVET LOUIS G

Assessment \$69,200

Appraisal \$69,200

PID 2311

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$30,600 | \$38,600 | \$69,200 |

| Assessment | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$30,600 | \$38,600 | \$69,200 |

Owner of Record

Owner RIVET LOUIS G

Sale Price \$0

Co-Owner RIVET KAREN M

Certificate

Address 5300 SAN GABRIEL CIR

Book & Page 1157/ 115

N FORT MYERS, FL 33903-1381

Sale Date 07/06/1998

Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RIVET LOUIS G | \$0 | | 1157/ 115 | 00 | 07/06/1998 |
| RIVET LOUIS G | \$0 | | 1157/ 114 | 1N | 07/06/1998 |
| CITY OF CLAREMONT | \$0 | | 1037/ 138 | 1N | 07/06/1994 |
| KELLEY LEROY D & DAWN C | \$0 | | / | | |

Building Information

Building 1 : Section 1

Year Built: 1920

Living Area: 1,934

Replacement Cost: \$113,253

Building Percent 27

Good:

**Replacement Cost
Less Depreciation:** \$30,600

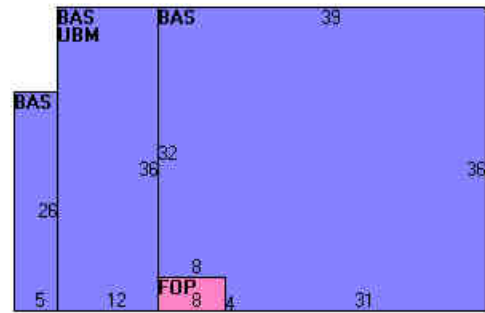
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| STYLE | Service Shops |
| MODEL | Ind/Com |
| Grade | C- |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Pre-Fab Wood |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asphalt Shngl |
| Interior Wall 1 | Sheetrock |
| Interior Wall 2 | Minim/Masonry |
| Interior Floor 1 | Pine/Soft Wood |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | None |
| Bldg Use | Retail C |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| 1st Floor Use: | 320 |
| Heat/AC | None |
| Frame Type | Wood Frame |
| Baths/Plumbing | Average |
| Ceiling/Wall | Ceil & Walls |
| Rooms/Prtns | Average |
| Wall Height | 9 |
| % Comn Wall | 12 |

Building Photo



(<http://images.vgsi.com/photos/ClaremontNHPhotos//\01\01\22/>)

Building Layout



(<http://images.vgsi.com/photos/ClaremontNHPhotos//Sketches/2>)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,934 | 1,934 |
| FOP | Open Porch | 32 | 0 |
| UBM | Basement, Unfinished | 432 | 0 |
| | | 2,398 | 1,934 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Land Line Valuation

Use Code 320
Description Retail C
Zone PR
Neighborhood 020
Alt Land Appr Category No

Size (Acres) 0.24
Frontage 0
Depth 0
Assessed Value \$38,600
Appraised Value \$38,600

Outbuildings

| Outbuildings | Legend |
|--------------------------|---------------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$22,800 | \$38,600 | \$61,400 |
| 2017 | (\$7,600) | \$38,600 | \$31,000 |
| 2016 | (\$7,600) | \$38,600 | \$31,000 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$22,800 | \$38,600 | \$61,400 |
| 2017 | (\$7,600) | \$38,600 | \$31,000 |
| 2016 | (\$7,600) | \$38,600 | \$31,000 |