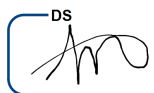


PARECER TÉCNICO DE AVALIAÇÃO MERCADOLÓGICA

FINALIDADE: Avaliação de imóvel para fins de penhora

IMÓVEL: Prédio sito à Rua Domingos Primiano, 412 – Distrito de São
Lourenço do Turvo, Matão/SP



Ariane Malanga Mitsuiama
CORRETORA DE IMÓVEIS

CRECI 197127-F

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Ariane Malanga Mitsuiama
CORRETORA DE IMÓVEIS
CRECI 197127-F

1. INTRODUÇÃO

1.1 Objetivo

Este documento tem como objetivo avaliar o imóvel abaixo descrito para fins de penhora judicial.

1.2 Descrição do imóvel

Prédio sito à Rua Domingos Primiano, 412 – Distrito de São Lourenço do Turvo, Matão/SP.

Terreno com área total de 305,74m², medindo 10,50 metros de frente; 29,04 metros da frente aos fundos, do lado esquerdo; 28,76 metros da frente aos fundos, do lado direito; e, 10,66 metros nos fundos.

Localizado no cruzamento da Rua Domignos Primiano com a Avenida Luiz Albino Bassoli.

Inscrito no Oficial de Registro de Imóveis de Matão, sob matrícula de número 43.012.

A construção possui salões comerciais no térreo e um imóvel aparentemente residencial no andar superior. Totalizando no térreo 3 salões devidamente divididos: sendo 1 salão maior localizado exatamente na esquina, com vitrine e entrada pela Avenida Luiz Albino Bassoli; e 2 salões menores, com entrada pela mesma avenida. O imóvel superior aparenta ser residencial, possuindo 3 portas balcão com acesso à sacada externa.

Visto que não foi possível realizar uma avaliação presencial, tão pouco adentrar o imóvel, estimasse que a construção tenha entre 400 a 500 metros quadrados, considerando a metragem total do terreno e os dois pavimentos de construção.

O imóvel está localizado em via pavimentada, o bairro possui infraestrutura completa de água, energia elétrica e esgoto. Também dispõe de diversos tipos de comércios, farmácias, padarias, supermercados. Fácil acesso à Rodovia Washington Luiz (SP-310), principal via de acesso à cidade de Matão.

2. AVALIAÇÃO

2.1 Referências de mercado

- i. Imóvel residencial localizado no distrito de São Lourenço do Turvo, com área construída de 201m² e área total do terreno com 297m². À venda por R\$ 400.000,00

Ariane Malanga Mitsuiama
CORRETORA DE IMÓVEIS

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- ii. Imóvel residencial localizado em Matão, com área construída de 208m² e área total do terreno com 327m². À venda por R\$ 550.000,00.

2.2 Condições do imóvel

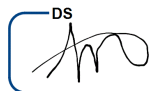
Considerando a área externa aparenta ser um imóvel bem conservado. Os salões comerciais localizados no térreo possuem portas de vidro e vitrine, possibilitando a visualização da área interna. Já o imóvel do pavimento superior não pôde ser visto por dentro, pois não foi possível entrar no imóvel para avaliar condições atuais.

3. CONCLUSÃO

Fundamentado nos elementos e condições consignados no presente laudo de avaliação, considerando valores de imóveis encontrados em anúncios publicitários, utilizando o valor médio do metro quadrado da região, em comparativo ao imóvel acima descrito, atribuo ao imóvel o valor de R\$ 710.000,00 (setecentos e dez mil reais), tendo em vista que a condição interna do imóvel é desconhecida.

4. ENCERRAMENTO

O presente foi realizado de maneira totalmente independente e livre de quaisquer vantagens. Encerro o presente Parecer Técnico de Avaliação Mercadológica, composto por 6 páginas rubricadas, e a última assinada.



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5. ANEXOS

5.1 Relatório fotográfico

Área externa

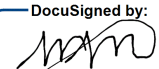


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São Paulo, 13 de fevereiro de 2021.

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ARIANE MALANGA MITSUIAMA
Corretora de Imóveis
CRECI 197129-F

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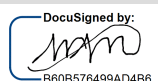
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Status

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Eventos de cópia

Status

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Assinatura

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Eventos do tabelião

Assinatura

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Segurança verificada

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Assinatura concluída

Segurança verificada

19/02/2021 14:43:03

Concluído

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Tatiane Raymundo
Corretora de imóveis
CRECI 140624-F

PARECER DE AVALIAÇÃO IMOBILIÁRIA

INTERESSADO: Banco Bradesco S/A

A requerimento do interessado acima, executei avaliação no imóvel abaixo relacionado objetivando estabelecer o preço de mercado para fins de leilão judicial.

LOCALIZAÇÃO

Sito à Rua Domingos Primiano, 412 – Distrito de São Lourenço do Turvo, Matão/SP

CARACTERÍSTICAS

Prédio residencial e comercial, localizado na esquina da Rua Domignos Primiano com a Avenida Luiz Albino Bassoli. O terreno caracterizado com área total de 305,74m², medindo 10,50 metros de frente; 28,76 metros da frente aos fundos, do lado direito; 29,04 metros do lado esquerdo; e, 10,66 metros nos fundos.

Construção com dois pavimentos, sendo no térreo 3 salões comerciais com fachada, vitrine e portas de vidro. O salão maior está localizado na esquina, entre as duas ruas que dão acesso ao imóvel, mas sua entrada está localizada na Avenida Luiz Albino Bassoli; os outros dois salões são menores e possuem único acesso pela mesma referida avenida. Não foi possível entrar no imóvel, porém, o pavimento superior aparenta ser um imóvel residencial, onde vemos pelo lado de fora uma varanda ao redor de todo o imóvel, e 3 portas-balcão para acesso à varanda, aparentemente configurando 3 dormitórios.

Estimasse que o imóvel possua aproximadamente 450m² de área construída, considerando o que pode ser visto pela área externa e a metragem do terreno.

A região possui estrutura de fornecimento de água e energia elétrica, e captação de esgoto. Também conta com opções de comércio e segurança. Localizado a cerca de 20 km de distância do Centro de Matão, com fácil acesso à via de acesso Rodovia Washington Luiz.

Tatiane Raymundo
Corretora de imóveis
CRECI 140624-F

FOTOS DO IMÓVEL



Tatiane Raymundo
Corretora de imóveis
CRECI 140624-F

AVALIAÇÃO

✓ Valor patrimonial R\$ 800.000,00

Para as conclusões do presente parecer, foram usados documentos do imóvel apresentando metragem do terreno, fotos externas do imóvel, cálculos em função da área em relação ao mercado, pesquisa local das alienações mais recentes e estado de conservação desconhecido do imóvel em questão.

São Paulo, 17 de fevereiro de 2021

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Segurança verificada

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AVALIAÇÃO IMOBILIÁRIA PARA FINS DE LEILÃO JUDICIAL

Descrição do imóvel

Terreno com construção de dois pavimentos no cruzamento entre a Rua Domingos Primiano, 412 e Avenida Luiz Albino Bassoli, Distrito de São Lourenço do Turvo, Matão/SP.

Inscrito no Registro de Imóveis de Matão, sob o nº 43.012.

Considerando no térreo 3 salões comerciais com diferentes metragens cada um, sendo o maior localizado na esquina, dispões de vitrine e sua entrada fica na Avenida Luiz Albino Bassoli; e 2 salões menores, com entrada pela mesma avenida; No piso superior encontra-se um imóvel possivelmente residencial, aparentemente com 3 dormitórios, com portas que levam à varanda que possui ao redor do pavimento. Pela Rua Domingos Primiano é possível acessar à garagem que fica ao lado do prédio.

Localizado no Distrito de São Lourenço do Turvo, a cerca de 20 km de Matão, o bairro possui estrutura comercial e de saneamento básico, possui fácil acesso à comércios e serviços essenciais, e fica próximo ao acesso da Rodovia Washington Luiz.

Não foi possível avaliar a estrutura interna do imóvel.

Fotos

Área externa



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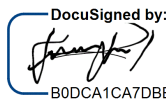


Avaliação

Levando em consideração que não foi possível avaliar pessoalmente a real e atual situação da parte interna do imóvel, fundamento esta avaliação de acordo com as imagens da área externa e oferta de imóveis semelhantes na região.

Concluo que atualmente o valor de para venda em leilão judicial está entre R\$ 700.000,00 e R\$ 750.000,00.

São Paulo, 19 de fevereiro de 2021.

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Patrício Orlando Figueroa Pinto
Corretor de Imóveis
CRECI 140035-F

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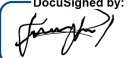
Eventos do signatário

Patricio Orlando Figueroa Pinto

orlando.imoveis26@hotmail.com

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

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Assinatura

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Evento de entrega do agente

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Eventos do tabelião

Assinatura

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Eventos de resumo do envelope

Status

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Envelope enviado

Com hash/criptografado

19/02/2021 15:31:53

Entrega certificada

Segurança verificada

19/02/2021 15:34:15

Assinatura concluída

Segurança verificada

19/02/2021 15:34:34

Concluído

Segurança verificada

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