

Situs : 179 DOVER ST

Parcel ID: 061-102

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

HAWKINS TONY
MILLS HAWKINS CYNTHIA
179 DOVER ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	56
Vol / Pg	51483/254
District	
Zoning	R1C
Class	Residential

Property Notes



061-102 03/24/2020

Land Information

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

Total Acres: .1653
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
12/19/16	CP	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	209,100	198,500	0	200,400
Total	287,700	277,100	0	274,000

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/03/16	64780	650	EXTERIOR Retaining Wall-Patio/Garage Door I	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/08/19	305,000	Land + Bldg	Valid Sale	51483/254	Quit Claim	HAWKINS TONY
10/30/15	185,000	Land + Bldg	Valid Sale	46221/43		OLIVEIRA ANTONIO
10/31/03		Land + Bldg	Transfer Of Convenience	26935/321		

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Dwelling Information			
Style	F To B Splt	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	80
Plumbing	6,041	% Good Override	
Basement	9,219	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	231,470	Additions	8,000
Ground Floor Area	864		
Total Living Area	1,408	Dwelling Value	193,180

Building Notes	

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>864</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>72</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>72</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>400*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	864	B	16	FOVRH	72	C	16	FOVRH	72	D	RG1	GARAGE - WD/CB	400*
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	F	5,290

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		16			4,000	
2		16			4,000	