

Situs : 173 HOVENDEN AV		Parcel ID: 180-032		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DORCE WESNER GUERLINE DORCE CEME 173 HOVENDEN AVE BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 95 Vol / Pg 40259/114 District Zoning R1C Class Residential						
Property Notes									
08/2011 MLS SHORT SALE									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,686		89,350					
Total Acres: .1764 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	89,400	89,400	0	78,800					
Building	200,400	207,400	0	204,500					
Total	289,800	296,800	0	283,300					
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					
06/07/16	64822	2,000	SOLARPANLS	100					
06/06/07	48666	0	BLDG Demo I/G Pool	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/26/11	125,000	Land + Bldg	Outlier-Written Desc Needed	40259/114					
08/31/07	241,200	Land + Bldg	Valid Sale	35034/77					
09/29/00	81,250	Land + Bldg	Transfer Of Convenience	18925/327					



180-032 03/16/2020

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Dwelling Information			
Style	Ranch	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	500	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
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	222,282	% Good	76
Plumbing	6,041	% Good Override	
Basement	20,858	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,722	C&D Factor	
		Adj Factor	1
Subtotal	270,900	Additions	1,070
Ground Floor Area	1,042		
Total Living Area	1,042	Dwelling Value	206,950
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>1042</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>20</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>72</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>120*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1042	B	31	WDK	20	C	31	WDK	72	D	RS1	FRAME UTILITY SHED	120*
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D	RS1	FRAME UTILITY SHED	120*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Frame Shed	1 x	120	120	1	1984	C	A	440														
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		31			230																	
2		31			840																	