

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 173 HOVENDEN AV

Parcel ID: 180-032

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DORCE WESNER GUERLINE DORCE CEME 173 HOVENDEN AVE BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 185 Alternate ID 95 Vol / Pg 40259/114

District Zoning Class

R1C Residential

Property Notes

08/2011 MLS SHORT SALE



180-032 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,686			89,350

Total Acres: .1764

Spot:

Location:

	Assessment Info	rm ation		
	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:

		Entrance Information					
Date	ID	Entry Code	Source				
08/20/20	JR	Field Review	Other				
02/07/06	BM	Not At Home	Other				

			Permit	Information	
Date Issued	Number	Price	Purpos	е	% Complete
06/07/16	64822	2,000	SOLARF	PANLS	100
06/06/07	48666	0	BLDG	Demo I/G Pool	0

Sales/Ownership History

Transfer Date	Price	Туре
08/26/11	125,000	Land + Bldg
08/31/07	241,200	Land + Bldg
09/29/00	81,250	Land + Bldg

Validity Outlier-Written Desc Needed Valid Sale Transfer Of Convenience

Deed Reference Deed Type 40259/114 35034/77 18925/327

Grantee



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RESIDENTIAL PROPERTY RECORD CARD 203

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2021

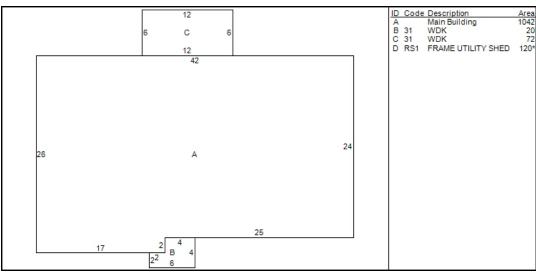
BROCKTON

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 Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size 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** 222,282 Base Price % Good 76 6,041 **Plumbing** % Good Override 20,858 Basement **Functional** 0 Heating Economic 0 Attic % Complete 21,722 **C&D Factor** Other Features Adj Factor 1 270,900 Additions 1,070 Subtotal 1.042 **Ground Floor Area Total Living Area** 1,042 Dwelling Value 206,950 **Building Notes**

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	120	120	1	1984	С	Α	440

Condom	ninium / 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			