

Situs : 145 HOVENDEN AV	Parcel ID: 180-037	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FARWELL WILLIAM F ROSE M FARWELL 145 HOVENDEN AV BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 102 Vol / Pg 02934/00218 District Zoning R1C Class Residential

Property Notes



180-037 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 54			40
Total Acres: .3456 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,000	99,000	0	86,300
Building	189,000	205,700	0	166,300
Total	288,000	304,700	0	252,600
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

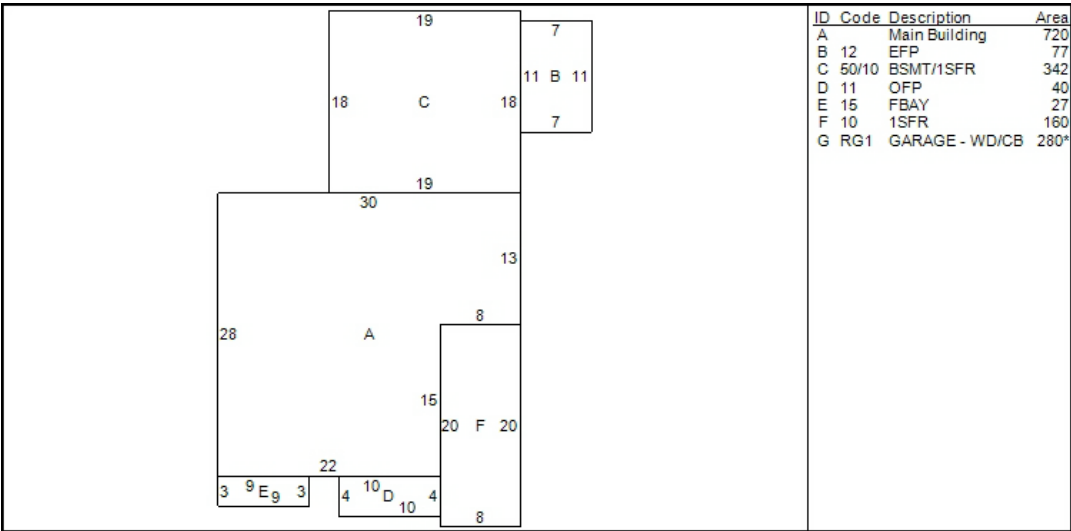
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/24/11	54546	11,500	BLDG Redo Low r Level	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				2934/218		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	263,882	% Good	62
Plumbing	6,041	% Good Override	
Basement	16,508	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	286,430	Additions	24,870
Ground Floor Area	720		
Total Living Area	1,789	Dwelling Value	202,460

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1925	D	F	3,230

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	Line #	Low	1st	2nd	3rd	Value	
1		12			1,430	5		10			6,320	
2	50	10			15,070							
3		11			620							
4		15			1,430							