

Situs : 48 HOVENDEN AV

Parcel ID: 181-190

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

WALTER PHILLIP M
MARY BARROS WATLER
48 HOVENDEN AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2
Neighborhood 185
Alternate ID 10
Vol / Pg 35731/054
District
Zoning R1C
Class Residential

Property Notes



181-190 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,820		92,160

Total Acres: .2254
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,200	92,200	0	81,000
Building	412,800	476,800	0	367,500
Total	505,000	569,000	0	448,500

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other
04/17/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/03/14	O59249	0	BLDG Occupancy	100
12/03/13	B59249	70,000	BLDG Int/Ext Renovtn	100
05/01/03	B39391	1,000	BLDG	100
05/01/03	B39391A	1,000	BLDG	100

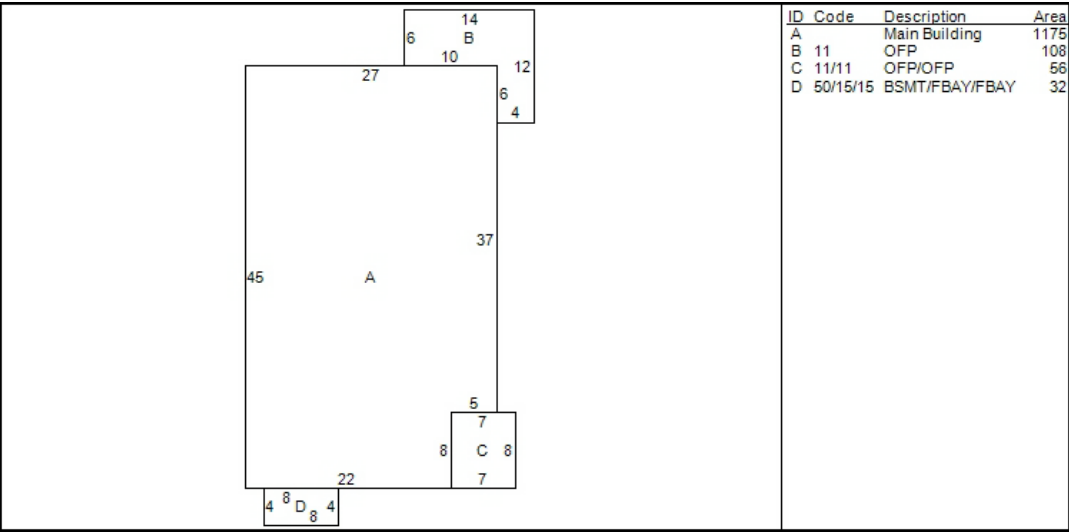
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/18	495,000	Land + Bldg	Valid Sale	50580/40	Quit Claim	WALTER PHILLIP M
09/28/18	1	Land + Bldg	Transfer Of Convenience	50348/292	Quit Claim	WMC REALTY GROUP INC
03/17/08	158,000	Land + Bldg	Sale After Foreclosure	35731/054		WALTER PHILLIP M
10/26/07	350,000	Land + Bldg	Repossession	35228/244		
11/30/04	390,000	Land + Bldg	Valid Sale	29570/301		
07/03/02		Land + Bldg	Transfer Of Convenience	22385/194		
08/22/00	157,200	Land + Bldg	Valid Sale	18806/129		
07/01/82	49,900	Land + Bldg				

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	2010
Attic	None	Year Remodeled	2013
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	430,046	% Good	87
Plumbing	9,787	% Good Override	
Basement	24,457	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	464,290	Additions	32,450
Ground Floor Area	1,175		
Total Living Area	2,414	Dwelling Value	476,780

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		11			4,520	
2		11	11		5,220	
3	50	15	15		22,710	