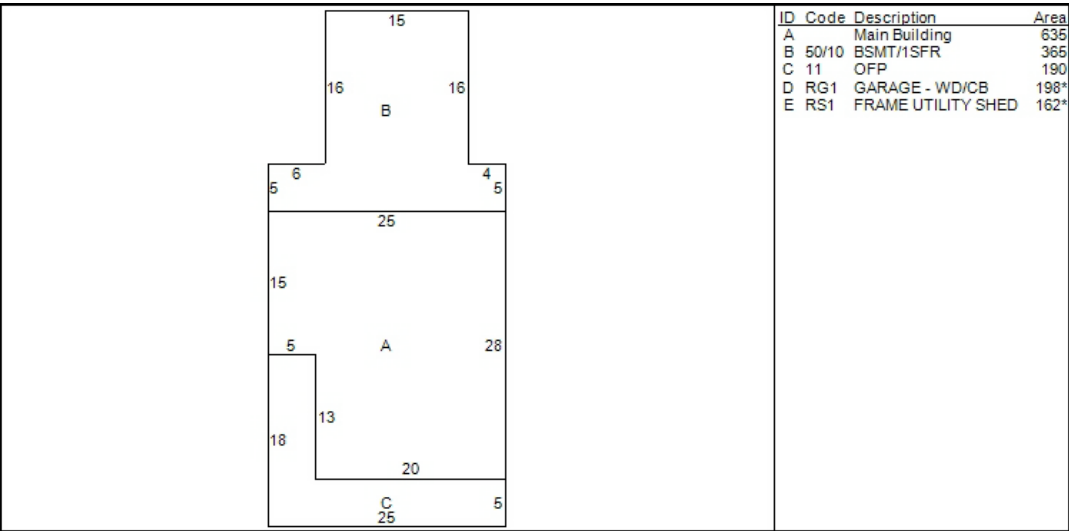


Situs : 56 HOVENDEN AV		Parcel ID: 181-211		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ADUBA DAVID AND EUCHARIA ADUBA 56 HOVENDEN AV BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 11 Vol / Pg 21894/298 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	8,052		89,830					
Total Acres: .1848 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		89,800	89,800	0	79,200				
Building		189,500	201,200	0	170,800				
Total		279,300	291,000	0	250,000				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
08/24/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
03/11/02	36277	3,000	BLDG Vinyl Side, Clo	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/12/02	195,000	Land + Bldg	Valid Sale	21894/298					
02/13/02	122,500	Land + Bldg	Sold Twice In Same Year	21541/42					

Situs : 56 HOVENDEN AV	Parcel Id: 181-211	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	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 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	1	Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	7		
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	265,100	% Good	62
Plumbing	3,262	% Good Override	
Basement	16,584	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	284,950	Additions	20,400
Ground Floor Area	635		
Total Living Area	1,318	Dwelling Value	197,070

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 198		198	1	1925	D	A	3,640
Frame Shed	1 x 162		162	1	1925	C	F	450

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	10			17,300	
2		11			3,100	