

Situs : 64 HOVENDEN AV	Parcel ID: 181-213	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LUNCEFORD NORMAN 64 HOVENDEN AV BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 13 Vol / Pg 34215/45 District Zoning R1C Class Residential

Property Notes



181-213 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,853		89,570
Total Acres: .1803 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,600	89,600	0	79,000
Building	183,800	191,500	0	174,500
Total	273,400	281,100	0	253,500
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
08/24/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/01/03	39857	3,000	BLDG V Side, Flrbrds	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/07	235,000	Land + Bldg	Valid Sale	34215/45		
12/11/01	139,900	Land + Bldg	Valid Sale	21103/78		
09/06/01		Land + Bldg	Court Order/Decree	20498/214		
09/06/01		Land + Bldg	Court Order/Decree	20498/213		
09/06/01		Land + Bldg	Court Order/Decree	20498/212		
09/06/01		Land + Bldg	Court Order/Decree	20498/206		
09/06/01		Land + Bldg	Court Order/Decree	20498/205		
09/06/01		Land + Bldg	Court Order/Decree	20498/204		

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Dwelling Information

Style	Colonial Ne	Year Built	1870
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Gas	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
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	

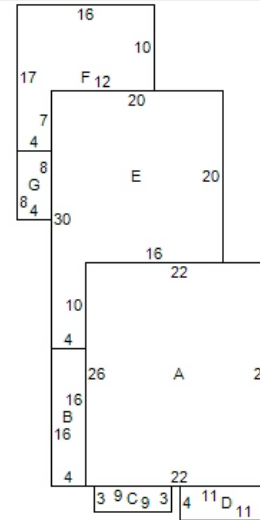
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	250,079	% Good	62
Plumbing		% Good Override	
Basement	15,644	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	265,720	Additions	26,720
Ground Floor Area	572		
Total Living Area	1,325	Dwelling Value	191,470

Building Notes



ID	Code	Description	Area
A		Main Building	572
B	11	OFP	64
C	15	FBAY	27
D	11	OFP	44
E	10	1SFR	440
F	50/12	BSMT/EFP	188
G	31	WDK	32

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			1,050	5	50	12			5,150
2		15			1,550	6		31			310
3		11			740						
4		10			17,920						