

Situs : 79 HOVENDEN AV		Parcel ID: 181-281		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
AFFORDABLE PROPERTIES LLC C/O ENMANUEL HERNANDEZ 79 HOVENDEN AVE BROCKTON MA 02301			Living Units 2 Neighborhood 185 Alternate ID 114 Vol / Pg 52169/69 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	8,303			90,160				
Total Acres: .1906 Spot: Location:									
Assessment Information									
						Appraised	Cost	Income	Prior
Land						90,200	90,200	0	79,400
Building						302,200	306,100	0	248,600
Total						392,400	396,300	0	328,000
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						
06/25/20	JPO	Entry & Sign	Ow ner						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
01/17/20	95	4,500	OTHER	Razing Building					
12/20/19	2379	125,000	REMODEL						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12/30/19	320,000	Land + Bldg	Court Order/Decree	52169/69	Fiduciary	AFFORDABLE PROPERTIES LLC			
09/03/04	142,500	Land + Bldg	Sale Of Portion/Other Comm	29012/230		PERRAULT STEPHEN P			

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Dwelling Information			
Style	Tw o Family	Year Built	1900
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	342,640	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,435	Functional	
Heating	9,341	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	383,200	Additions	34,040
Ground Floor Area	968		
Total Living Area	1,612	Dwelling Value	295,380
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	1016	1,016	1	1950	D	F	7,730
Pool-Pllin	1 x	512	512	1	1970	D	F	3,000

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		10	12		14,200	
2		12			2,850	
3		12			1,610	
4		10			15,380	