

**Situs : 75 HOVENDEN AV**

**Parcel ID: 181-282**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

MCGUFFIE HULDA  
75 HOVENDEN AV  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 115  
Vol / Pg 51137/34  
District  
Zoning R1C  
Class Residential

**Property Notes**



181-282 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,905		85,670

Total Acres: .1126  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	85,700	85,700	0	76,000
Building	165,300	145,800	0	158,400
Total	251,000	231,500	0	234,400

**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
05/24/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/20/20	1114	8,060	SOLARPANLS	
12/20/00	33967	2,800	BLDG Strip & Reroof	100

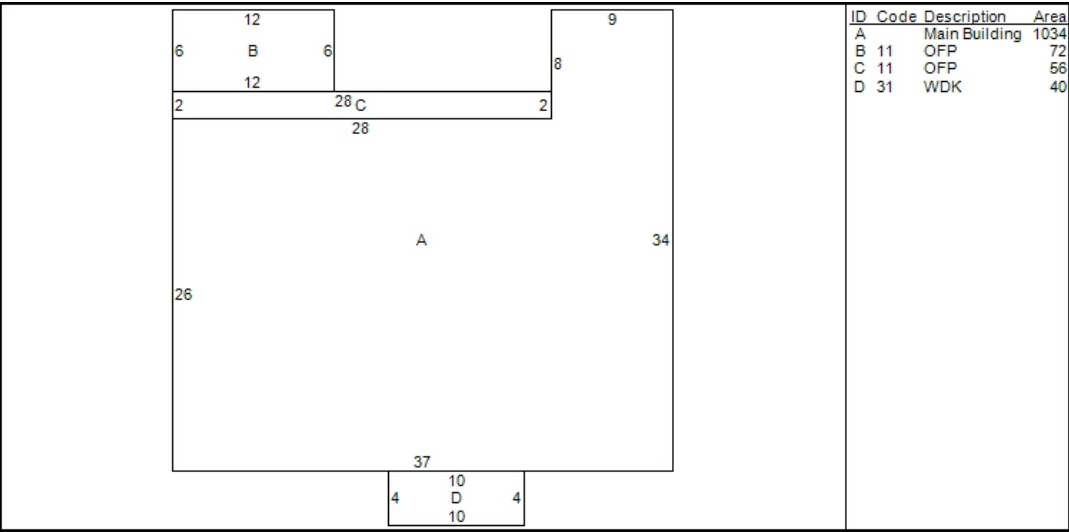
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/22/19	210,000	Land + Bldg	Outlier-Written Desc Needed	51137/34	Quit Claim	MCGUFFIE HULDA
04/02/07	196,100	Land + Bldg	Valid Sale	34328/300		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1966
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	1
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Electric	<b>Openings</b>	
<b>System Type</b>	Electric	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	4		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Fair	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	221,029	<b>% Good</b>	60
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	10,371	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	1,830	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	239,270	<b>Additions</b>	2,280
<b>Ground Floor Area</b>	1,034		
<b>Total Living Area</b>	1,034	<b>Dwelling Value</b>	145,840

Building Notes	



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

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,080	
2		11			840	
3		31			360	