

Situs : 69 HOVENDEN AV

Parcel ID: 181-283

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PIRES VIRIATO L
JOHN PIRES
69 HOVENDEN AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	2
Neighborhood	185
Alternate ID	115-1
Vol / Pg	46410/348
District	
Zoning	R1C
Class	Residential

Property Notes

10/2011 MKT TRANSACTION



181-283 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,901		85,670

Total Acres: .1125
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other
06/05/98	FB	Entry & Sign	Tenant

Assessment Information

	Appraised	Cost	Income	Prior
Land	85,700	85,700	0	76,000
Building	290,300	276,100	0	231,700
Total	376,000	361,800	0	307,700

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/08/96	25571	5,000	BLDG Dors,Cabs	60

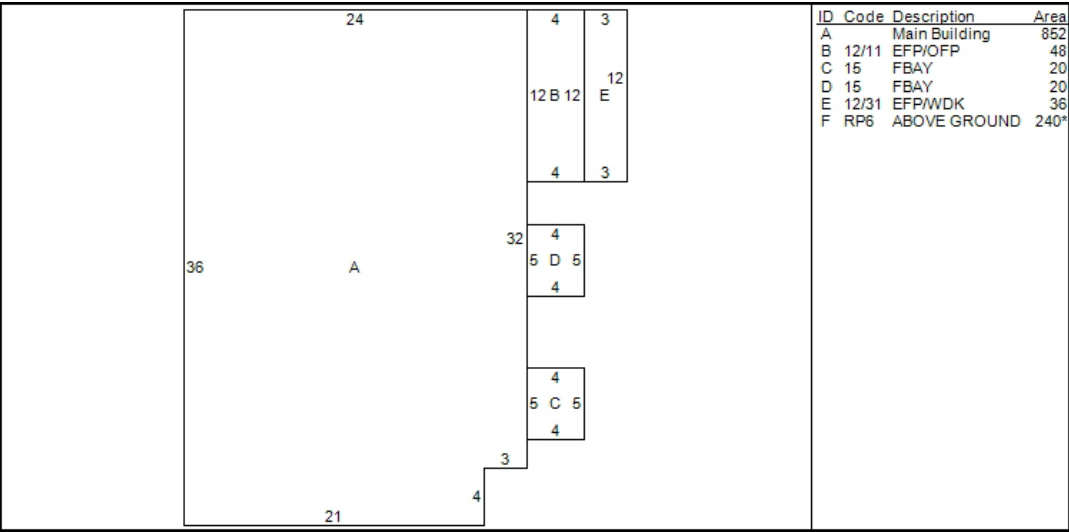
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/15	1	Land + Bldg	Transfer Of Convenience	46410/348		PIRES VIRIA TO L
10/27/11	179,000	Land + Bldg	Valid Sale	40497/63		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	346,983	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,733	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	376,500	Additions	19,290
Ground Floor Area	852		
Total Living Area	1,744	Dwelling Value	276,060

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	240	240	1	1987	C	A	

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		12	11		4,090	
2			15		6,080	
3			15		6,080	
4		12	31		3,040	