

Situs : 57 HOVENDEN AV

Parcel ID: 181-285

Class : Tw o-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROSA ELLEN MAE
57 HOVENDEN AV
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2
Neighborhood 185
Alternate ID 117
Vol / Pg 18423/320
District
Zoning R1C
Class Residential

Property Notes



181-285 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,920		89,650
Total Acres: .1818 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,700	89,700	0	79,000
Building	336,600	353,600	0	278,400
Total	426,300	443,300	0	357,400
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/09/05	43546	800	BLDG 13 X 18 Shed	0
05/30/01	34687	4,000	BLDG Vinyl Siding, E	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/10/00	122,000	Land + Bldg	Valid Sale	18423/320		

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Dwelling Information

Style	Two Family	Year Built	1930
Story height	2	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	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

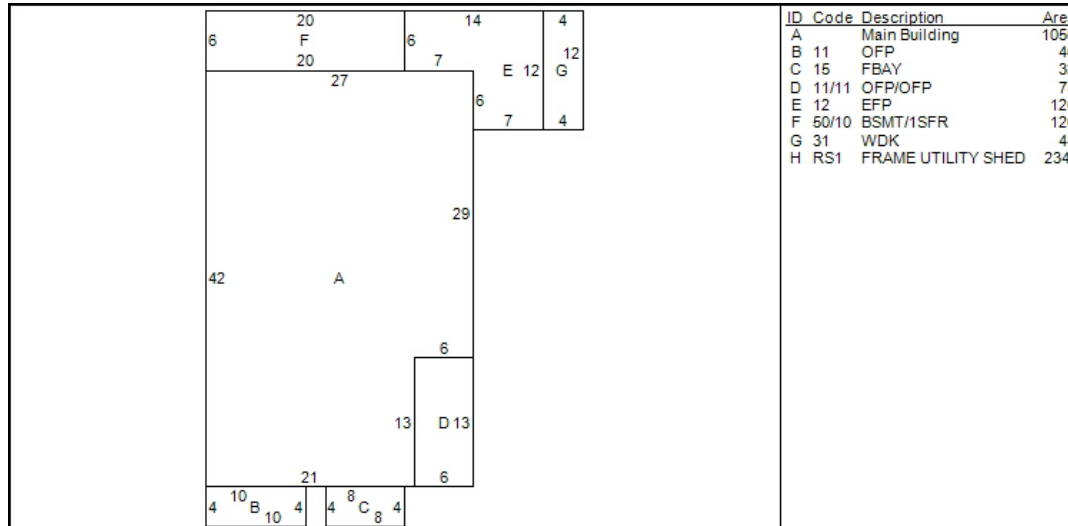
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	399,680	% Good	65
Plumbing	9,787	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	42,720
Subtotal	432,200		
Ground Floor Area	1,056		
Total Living Area	2,264	Dwelling Value	351,740

Building Notes



ID	Code	Description	Area
A		Main Building	1056
B	11	OFB	40
C	15	FBAY	32
D	11/11	OFB/OFB	78
E	12	EFB	126
F	50/10	BSMT/1SFR	120
G	31	WDK	48
H	RS1	FRAME UTILITY SHED	234*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	13 x 18		234	1	2005	C	A	1,900

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			1,690	5	50	10			21,260
2		15			8,190	6		31			1,110
3		11	11		4,880						
4		12			5,590						