

Situs: 51 HOVENDEN AV

2021 RESIDENTIAL PROPERTY RECORD CARD

Class: Single Family Residence

Card: 1 of 1

BROCKTON

Printed: October 28, 2020

CURRENT OWNER ASIWE EMMANUEL

CRYSTAL ASIWE

Parcel ID: 181-287

GENERAL INFORMATION

51 HOVENDON AVE BROCKTON MA 02302 Living Units 1 Neighborhood 185 Alternate ID 119 Vol / Pg 38166/42 District

Zoning Class

R1C Residential

Property Notes

Land Information

Type Size Influence Factors Influence % Value 90,500

SF 8,560 Primary

Total Acres: .1965 Spot: Location:

Assessment Information							
	Appraised	Cost	Income	Prior			
Land	90,500	90,500	0	79,700			
Building	302,900	407,800	0	293,700			
Total	393,400	498,300	0	373,400			

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH Effective Date of Value 1/1/2020

Gross Building:

Entrance Information Date ID **Entry Code** Source JR Field Review Other 08/24/20 CP 05/13/19 Field Review Other

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
08/21/20	1430	1,000	REMODEL		
04/27/09	51505	148,102	BLDG	Single Fam Hous	100

Sales/Ownership History

Transfer Date Price Type Validity 284,100 Land + Bldg Valid Sale 01/25/10 04/17/09 75,000 Land Only Intra-Corporate 10/07/08 87,500 Land Only Sale After Foreclosure 142,500 Land Only Repossession 08/13/08 Sale Of Portion/Other Comm 12/20/01 170,500 Land Only 90,000 Land Only Sale Of Portion/Other Comm 07/01/87

Deed Reference Deed Type 38166/42 37078/167 36425/297 36270/149 21183/217

Grantee A SIWE EMMANUEL



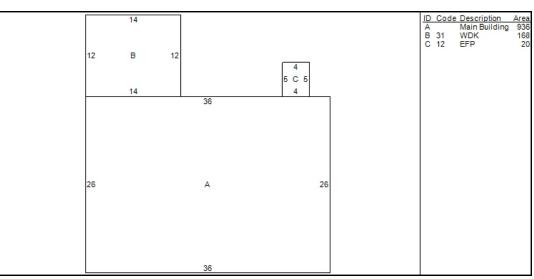
RESIDENTIAL PROPERTY RECORD CARD 20

2021

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Situs: 51 HOVENDEN AV Parcel Id: 181-287 **Dwelling Information** Style Colonial Year Built 2009 Story height 2 Eff Year Built Attic Unfin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Gray In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks Fuel Type Gas Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms Half Baths 1 **Kitchens Extra Fixtures** Total Rooms 8 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 GOOD **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 368,866 Base Price % Good 93 16,312 **Plumbing** % Good Override 20,978 Basement **Functional** 10,056 Heating Economic 9,033 Attic % Complete 9,702 **C&D Factor** Other Features Adi Factor 1 434,950 Additions 3,250 Subtotal 936 **Ground Floor Area Total Living Area** 1,872 Dwelling Value 407,750 **Building Notes**

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- 1							
			Ot	utbuilding Da	ata		
	Туре	Size 1	Size 2	Area Qt	y Yr Blt Grade	Condition	Value

	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		31			2,600			
2		12			650			