

Situs : 45 HOVENDEN AV	Parcel ID: 181-288	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KUBEK GAIL PAUL A KUBEK JR 45 HOVENDEN AV BROCKTON MA 02302	Living Units 2 Neighborhood 185 Alternate ID 120 Vol / Pg 37483/98 District Zoning R1C Class Residential
Property Notes	



181-288 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,515		91,760
Total Acres: .2184 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,800	91,800	0	80,700
Building	352,900	381,000	0	292,700
Total	444,700	472,800	0	373,400
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
04/04/16	CJP	Not At Home	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/10/99	30668	5,000	BLDG Renovate Kitche	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/03/05		Land + Bldg	Transfer Of Convenience	30091/349		

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		

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	Hot Water	Pre-Fab	

Room Detail

Bedrooms	8	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	14	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

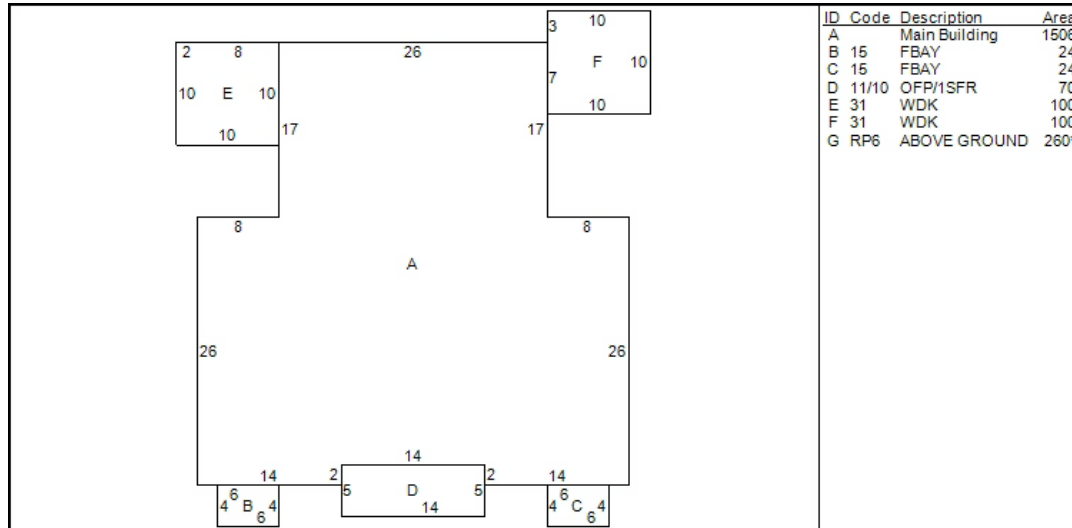
Grade & Depreciation

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

Dwelling Computations

Base Price	468,086	% Good	62
Plumbing	16,312	% Good Override	
Basement	29,282	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	30,640
Subtotal	513,680		
Ground Floor Area	1,506		
Total Living Area	2,754	Dwelling Value	380,970

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	260	260	1	1981	C	A	

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		15			6,700	5		31			1,800
2		15			6,700						
3		11	10		13,640						
4		31			1,800						