

**Situs : 39 HOVENDEN AV**

**Parcel ID: 181-289**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
RANDOLPH REI GROUP LLC  
17 BARRY ST  
RANDOLPH MA 02368

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 185  
Alternate ID 121  
Vol / Pg 48486/62  
District  
Zoning R1C  
Class Residential



**Property Notes**  
VAC&ABAN

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 3,778			84,190

Total Acres: .0867  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	84,200	84,200	0	74,800
<b>Building</b>	178,300	178,500	0	166,700
<b>Total</b>	262,500	262,700	0	241,500

**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
08/24/20	JR	Field Review	Other
11/28/17	HP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/09/16	65260	5,000	ROOF/NEW	100
08/17/00	33320	12,000	BLDG Vinyl Side, Tri	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/17	146,000	Land + Bldg	Repossession	48486/62	Foreclosure	RANDOLPH REI GROUP LLC
09/03/04	242,000	Land + Bldg	Valid Sale	29009/097	Quit Claim	
12/19/01		Land + Bldg	Transfer Of Convenience	21175/133		
02/01/95		Land + Bldg		13406/00044		

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**Dwelling Information**

**Style** Colonial Ne      **Year Built** 1925  
**Story height** 1.5      **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** Warm Air      **Pre-Fab**

**Room Detail**

**Bedrooms** 3      **Full Baths** 1  
**Family Rooms**      **Half Baths**  
**Kitchens**      **Extra Fixtures**  
**Total Rooms** 6  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** x      **Unheated Area**

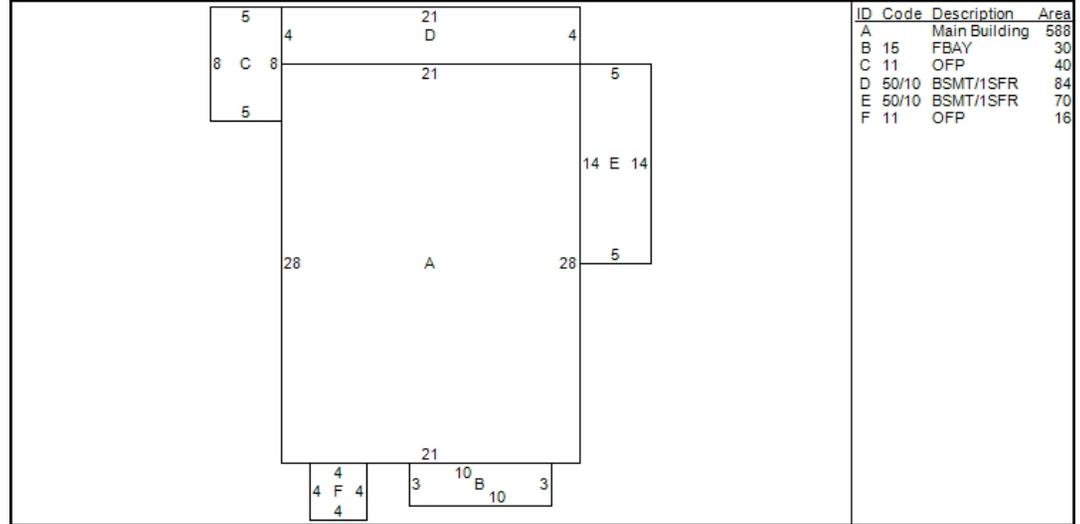
**Grade & Depreciation**

**Grade** C      **Market Adj**  
**Condition** Good      **Functional**  
**CDU** GOOD      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete**

**Dwelling Computations**

<b>Base Price</b>	235,314	<b>% Good</b>	67
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	14,721	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	250,040	<b>Additions</b>	10,930
<b>Ground Floor Area</b>	588		
<b>Total Living Area</b>	1,066	<b>Dwelling Value</b>	178,460

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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			1,680	5		11			270
2		11			670						
3	50	10			4,490						
4	50	10			3,820						