

Situs : 39 HOVENDEN AV	Parcel ID: 181-289	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RANDOLPH REI GROUP LLC 17 BARRY ST RANDOLPH MA 02368	Living Units 1 Neighborhood 185 Alternate ID 121 Vol / Pg 48486/62 District Zoning R1C Class Residential

Property Notes
VAC&ABAN



181-289 03/16/2020

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
Land	84,200	84,200	0	74,800
Building	178,300	178,500	0	166,700
Total	262,500	262,700	0	241,500
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
11/28/17	HP	Field Review	Other

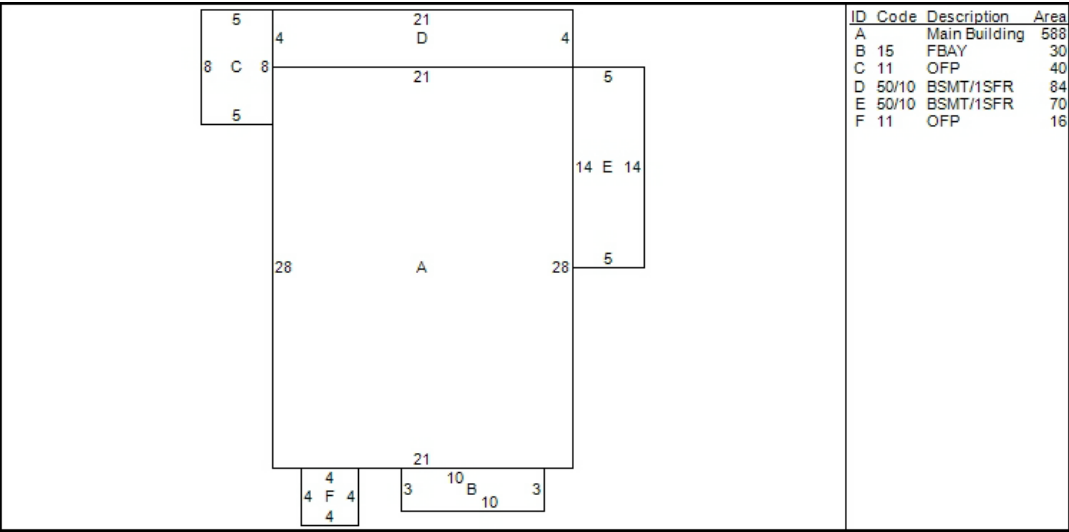
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/09/16	65260	5,000	ROOF/NEW	100
08/17/00	33320	12,000	BLDG Vinyl Side, Tri	100

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	In-law Apt	No
Color	Tan		
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	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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	235,314	% Good	67
Plumbing		% Good Override	
Basement	14,721	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	250,040	Additions	10,930
Ground Floor Area	588		
Total Living Area	1,066	Dwelling Value	178,460

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	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	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							