

Situs : 20 MAXIM ST

Parcel ID: 031-063

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

MCRAE RACHAEL M
MARK DUHAMEL
20 MAXIM ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	40
Alternate ID	1
Vol / Pg	46164/197
District	
Zoning	R1C
Class	Residential

Property Notes



031-063 03/18/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,490			89.910

Total Acres: .149
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/12/20	JR	Field Review	Other
06/12/20	CP	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	86,400
Building	201,100	227,600	0	194,600
Total	291,000	317,500	0	281,000

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/30/20	172	7,545	REMODEL	
09/19/19	1722	8,700	ACCSTR	100
10/28/98	29832	900	BLDG Reroof 1½ Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/16/15	184,000	Land + Bldg	Court Order/Decree	46164/197		MCRAE RACHAEL M
10/26/00		Land + Bldg	Undivided Interest	19003/97		

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Dwelling Information			
Style	Colonial Ne	Year Built	1910
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	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	B-	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	293,149	% Good	67
Plumbing		% Good Override	
Basement	16,672	Functional	
Heating	0	Economic	
Attic	7,179	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	317,000	Additions	15,210
Ground Floor Area	600		
Total Living Area	1,410	Dwelling Value	227,600
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Main Building</td> <td>600</td> </tr> <tr> <td>B 10</td> <td>1SFR</td> <td>90</td> </tr> <tr> <td>C 50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>30</td> </tr> <tr> <td>D 12</td> <td>EFP</td> <td>64</td> </tr> <tr> <td>E 50/10/10</td> <td>BSMT/1SFR/1SFR</td> <td>30</td> </tr> <tr> <td>F 31</td> <td>WDK</td> <td>144</td> </tr> </tbody> </table>													ID Code	Description	Area	A	Main Building	600	B 10	1SFR	90	C 50/15/15	BSMT/FBAY/FBAY	30	D 12	EFP	64	E 50/10/10	BSMT/1SFR/1SFR	30	F 31	WDK	144
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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		10			4,560	5		31			1,680																						
2	50	15	15		3,750																												
3		12			1,470																												
4	50	10	10		3,750																												