

Situs : 38 MAPLEWOOD CR

Parcel ID: 174-317

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

WRIGHT WILLIAM W TRUSTEE
ELEANOR W WRIGHT TRUSTEE
38 MAPLEWOOD CR
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 29
Vol / Pg 37925/290
District
Zoning R1C
Class Residential

Property Notes



174-317 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,992			2,840

Total Acres: .2983
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,800	97,800	0	93,700
Building	229,200	278,400	0	238,000
Total	327,000	376,200	0	331,700

Manual Override Reason

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

Entrance Information

Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/08/16	64199	16,062	SOLARPANLS	100

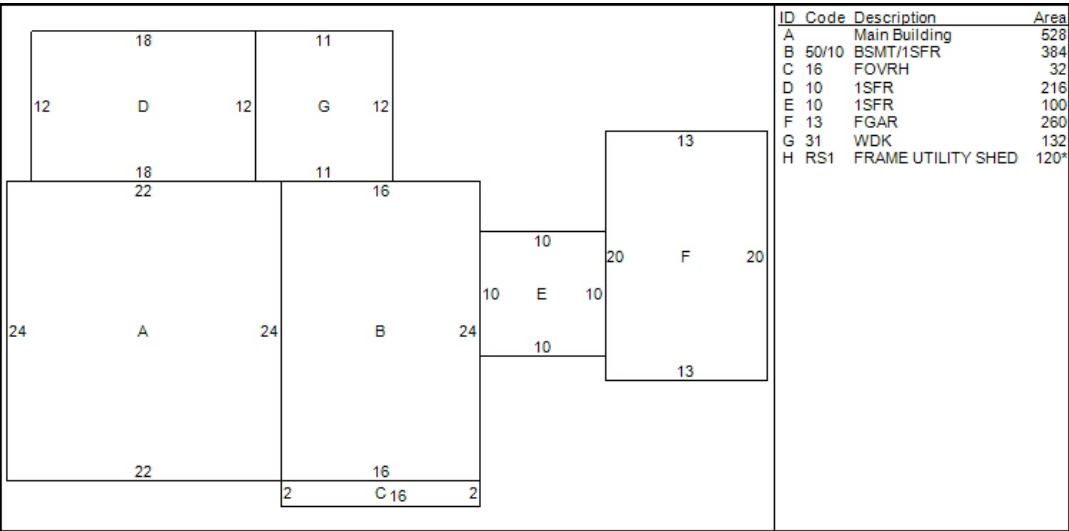
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				37925/290		

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Dwelling Information			
Style	Colonial	Year Built	1969
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	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	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	7	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	263,923	% Good	76
Plumbing	13,050	% Good Override	
Basement	15,009	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	302,120	Additions	48,340
Ground Floor Area	528		
Total Living Area	1,788	Dwelling Value	277,950

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 120		120	1	1969	C	A	440

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	50	10			22,270	5		13			5,700	
2		16			2,130	6		31			1,670	
3		10			11,100							
4		10			5,470							