


Situs : 46 MAPLEWOOD CR		Parcel ID: 174-318		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HOUSTON FRANCIS M FRANCINE A HOUSTON 46 MAPLEWOOD CIRCLE BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 28 Vol / Pg 06079/00002 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>174-318 03/16/2020</div>									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF 10,000			95,000	Land	97,800	97,800	0	93,700
Residual	SF 2,988			2,840	Building	243,600	282,100	0	239,800
					Total	341,400	379,900	0	333,500
Total Acres: .2982					Manual Override Reason				
Spot:					Base Date of Value 1/1/2020				
Location:					Effective Date of Value 1/1/2020				
					Value Flag MARKET APPROACH				
					Gross Building:				

Entrance Information				Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
09/09/20	CM	Field Review	Other	10/19/18	BPA 18 228	19,740	SOLARPANLS		
09/22/06	BM	Not At Home	Other	11/07/14	B61160	7,893	BLDG Strip/Reroof		100
				04/20/06	46232	0	BLDG 2 Winds, 1 Bay		0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/85	81,000	Land + Bldg	Valid Sale			
10/01/83	57,900	Land + Bldg				
				6079/2		

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Dwelling Information			
Style	F To B Splt	Year Built	1969
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	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	299,217	% Good	76
Plumbing	15,104	% Good Override	
Basement	9,360	Functional	
Heating	8,157	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	360,960	Additions	6,460
Ground Floor Area	884		
Total Living Area	1,828	Dwelling Value	280,790
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	1 x 120		120	1	2006	C	A	1,260	

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number			
Unit Level		Unit Location	
Unit Parking		Unit View	
Model (MH)		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,880	
2		12			380	
3			16		2,200	