

Situs : 52 MAPLEWOOD CR	Parcel ID: 174-319	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GARNIER JEANMARY GARLINE GARNIER 52 MAPLEWOOD CR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 27 Vol / Pg 46605/183 District Zoning R1C Class Residential

Property Notes



174-319 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,043			2,890
Total Acres: .2995				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,900	97,900	0	93,800
Building	221,400	226,200	0	188,100
Total	319,300	324,100	0	281,900
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
09/09/20	CM	Field Review	Other

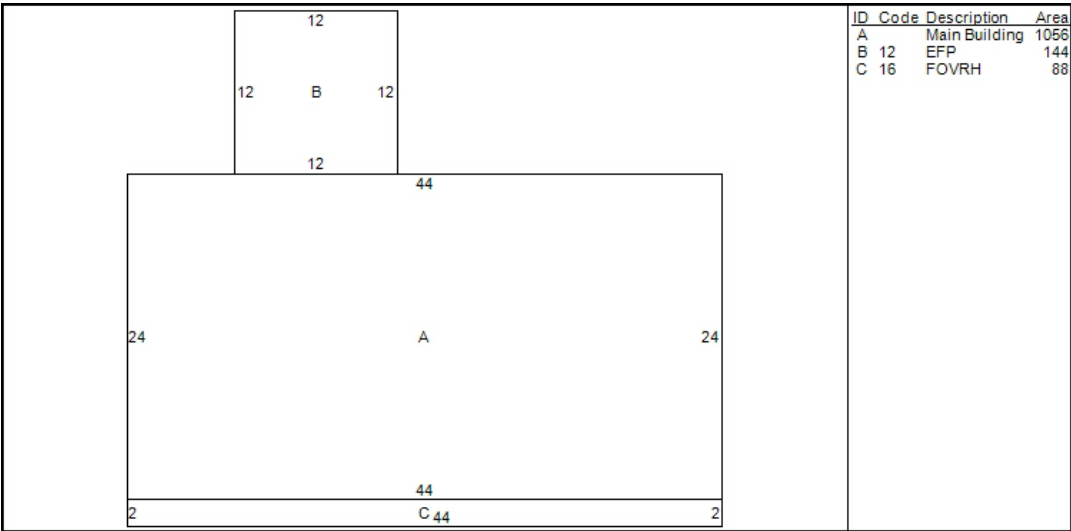
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/19/16	246,000	Land + Bldg	Valid Sale	46605/183	Quit Claim	GARNIER JEANMARY
10/10/08		Land + Bldg	Transfer Of Convenience	36435/247		

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Dwelling Information			
Style	Raised Ranch	Year Built	1969
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	528	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	0
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	Average	Functional	90
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	76
Plumbing	6,525	% Good Override	
Basement	22,730	Functional	90
Heating	6,604	Economic	
Attic	0	% Complete	
Other Features	41,043	C&D Factor	
		Adj Factor	1
Subtotal	319,130	Additions	7,940
Ground Floor Area	1,056		
Total Living Area	1,672	Dwelling Value	226,220

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	
1		12			3,220	
2		16			4,720	