

Situs : 71 MAPLEWOOD CR

Parcel ID: 174-325

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SHAEVITZ FORTUNEE
71 MAPLEWOOD CR
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	8-4
Vol / Pg	46529/247
District	
Zoning	R1C
Class	Residential

Property Notes



174-325 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	7,441			7,070

Total Acres: .4004
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other
06/14/02	BM	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	102,100	102,100	0	97,800
Building	225,800	236,100	0	221,000
Total	327,900	338,200	0	318,800

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/17/09	52617	1,500	BLDG 3 Window s	0
09/07/01	35361	17,219	BLDG Remodel Kitchen	100
04/17/98	28773	1,875	BLDG Layover Roof	100

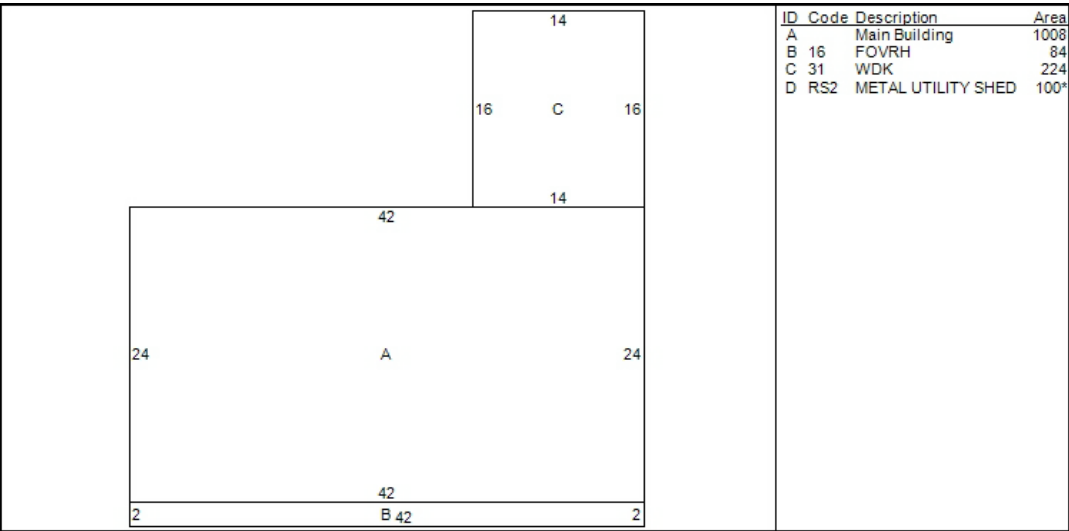
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/26/16	1	Land + Bldg	Transfer Of Convenience	46529/247 3676/789	Quit Claim	SHAEVITZ FORTUNE

Situs : 71 MAPLEWOOD CR	Parcel Id: 174-325	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1969
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	9	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
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	234,652	% Good	76
Plumbing	6,525	% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,001	C&D Factor	
		Adj Factor	1
Subtotal	300,200	Additions	7,450
Ground Floor Area	1,008		
Total Living Area	1,596	Dwelling Value	235,600

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 100		100	1	1980	C	A	490

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		16			4,640	
2		31			2,810	