

Situs : 41 MAPLEWOOD CR

Parcel ID: 174-332

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ST JEAN EVELYN
41 MAPLEWOOD CR
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 4
Vol / Pg 41795/319
District
Zoning R1C
Class Residential

Property Notes



174-332 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 186			180

Total Acres: .2339
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,200	95,200	0	91,200
Building	239,200	255,800	0	237,300
Total	334,400	351,000	0	328,500

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
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/14/12		Land + Bldg	Transfer Of Convenience	41795/319		
12/17/99	156,300	Land + Bldg	Sale After Foreclosure	18137/103		
07/29/98		Land + Bldg	Family Sale	16445/332		
10/01/85	119,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Raised Ranch	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	572	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	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	
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	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,762	% Good	76
Plumbing	6,525	% Good Override	
Basement	24,000	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	43,388	C&D Factor	
		Adj Factor	1
Subtotal	329,680	Additions	4,860
Ground Floor Area	1,144		
Total Living Area	1,804	Dwelling Value	255,420

Building Notes	

	<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1144</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>88</td> </tr> <tr> <td>C</td> <td>RS2</td> <td>METAL UTILITY SHED</td> <td>80*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1144	B	16	FOVRH	88	C	RS2	METAL UTILITY SHED	80*
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	B	16	FOVRH	88													
C	RS2	METAL UTILITY SHED	80*														

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 80		80	1	1980	C	A	390

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			4,860	