



# 18 MAPLE STREET, HUDSON, MA

**\$499,900**



**2 BEDS**



**2 BATHS**



**1,236 SQ. FT.**

**CONVENIENTLY LOCATED!**

WELCOME TO 18 MAPLE STREET, HUDSON, MA! This one-of-a-kind 2-3 bedroom, 2 bath Ranch with a one car garage in a wonderful neighborhood has so much to offer! The family room has tile flooring, a large walk-in storage closet (former hallway to access to garage), full bath, and a stackable washer/dryer. The kitchen has pine cabinets, a built-in hutch, an eat-in area for your breakfast coffee, and provides access to an enclosed porch for summer relaxation. The spacious living room has a large custom bay window, cozy fireplace, and a closet. There is hardwood flooring under most of the wall-to-wall carpeting. Central air (10 yrs old). Bathrooms are older, but in good condition. There is a large shed big enough for your lawn mower, snow blower, or bicycles. This home offers a blend of cozy living spaces, practical features, and a spacious level yard perfect for a large garden or pool. Come take a look!



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SCAN FOR MORE INFO



**RE/MAX**  
Executive Realty

2 Mount Royal Avenue, Suite 120  
Marlborough, MA 01752

**MLS # 73275739 - Price Changed**  
**Single Family - Detached**



**18 Maple St**  
**Hudson, MA 01749**  
**Middlesex County**

Style: **Ranch**  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.29 (12,500 SqFt)**  
Handicap Access/Features:  
Directions: **Near Gates Ave and Meadowbrook**

List Price: **↓ \$499,900**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2 Of 0h**  
Main Bath: **No**  
Fireplaces: **1**  
Approx. Street Frontage:

**Welcome to 18 Maple St, Hudson, MA! This one-of-a-kind 2-3 bedroom, 2 bath Ranch with a 1 car garage in a wonderful neighborhood has so much to offer! The family room has tile flooring, a large walk-in storage closet (former hallway to access to garage), full bath, & a stackable washer/dryer. The kitchen has pine cabinets, a built-in hutch, an eat-in area for your breakfast coffee, and provides access to an enclosed porch for summer relaxation. The spacious living room has a large custom bay window, cozy fireplace, & a closet. There is hardwood flooring under most of the wall-to-wall carpeting. Central air (10 yrs old). Bathrooms are older, but in good condition. There is a large shed big enough for your lawn mower, snow blower, or bicycles. This home offers a blend of cozy living spaces, practical features, and a spacious level yard perfect for a large garden or pool. Come take a look!**

### Property Information

Approx. Living Area Total: **1,236 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,236 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **1 Hot Water Baseboard, Oil**

Cool Zones: **1 Central Air**

Parking Spaces: **3 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached, Garage Door Opener, Storage**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments/offer instructions in MLS before submitting an offer (1 PDF). Please see firm remarks. Seller can accept an offer @ anytime. The fireplace has never been used. Courtesy to buyer agents. For additional info please call LA.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X12	Fireplace, Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Exterior Access
Dining Room:	1	10X8	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Exterior Access
Family Room:	1	14X10	Flooring - Stone/Ceramic Tile, French Doors, Exterior Access
Kitchen:	1	12X8	Flooring - Stone/Ceramic Tile, Recessed Lighting
Main Bedroom:	1	13X11	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	11X9	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	7X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	1	7X4	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1	-	-
Sun Room:	1	17X11	Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Exterior Access

### Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Crawl, Interior Access, Bulkhead, Exterior Access**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Aluminum**

Exterior Features: **Porch - Screened, Gutters, Storage Shed, Sprinkler System, Screens, Garden Area**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Level**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1952** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **M:0028 B:0000 L:0134**

Assessed: **\$433,400**

Tax: **\$6,068** Tax Year: **2024**

Book: **0** Page: **0**

Cert:

Zoning Code: **SB**

Map: Block: Lot:

### Office/Agent Information

**Office:** RE/MAX Executive Realty (508) 480-8400

**Agent:** S. Elaine McDonald (978) 838-9444

**Team Member(s):** Douglas Palino (978) 838-9444

# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 18 Maple St  
Hudson, MA 01749  
**Map Ref: M:** 0028 **B:** 0000 **L:** 0134  
**Owner 1:** Madelyn A Souza  
**Owner Address:** 18 Maple St  
Hudson, MA 01749

**Zoning:** SB  
**Owner 2:**

## Property Information

---

**Use:** 1-Family Residence  
**Levels:** 1  
**Total Rooms:** 5  
**Full Baths:** 2  
**Year Built:** 1952

**Style:** Ranch  
**Lot Size:** 0.29 Acres (12,500 SqFt)  
**Bedrooms:** 2  
**Half Baths:** 0  
**Basement Type:**

**Total Area:** 3,030 SqFt  
**First Floor Area:** 1,236 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 1,236 SqFt

**Total Living Area:** 1,236 SqFt  
**Addl.Floor Area:**  
**Finished Basement:** 0 SqFt  
**Total Basement:** 1,236 SqFt

**Attached Garage:** 0  
**Heat Type:** Forced Hot Water  
**Roof Type:** Gable  
**Air Conditioned:** No  
**Foundation:**

**Other Garage:** 0  
**Fuel Type:** Oil  
**Exterior:** Aluminum Vinyl  
**Fireplaces:** 1  
**Condition:** Average

## Assessment Information

---

**Last Sale Date:**  
**Last Sale Book:**  
**Land Value:** \$159,000  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2024  
**Map Ref: M:** 0028 **B:** 0000 **L:** 0134  
**Tax Rate (Comm):** 27.5

**Last Sale Price:**  
**Last Sale Page:**  
**Building Value:** \$274,400  
**Total Value:** \$433,400  
**Estimated Tax:** \$6,068  
**Tax Rate (Res):** 14  
**Tax Rate (Ind):** 27.5

## Mortgage History

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### Recent Mortgage #1

---

**Buyer Name:** Madelyn Souza  
**Mortgage Amount:** \$150,000  
**Mortgage Book:** 65508

**Lender Name:** Rbs Citizens Na  
**Mortgage Date:** 06/09/2015  
**Mortgage Page:** 223

### Recent Mortgage #2

---

**Buyer Name:** Madelyn A Souza  
**Mortgage Amount:** \$50,000  
**Mortgage Book:** 56517  
**Discharge Book:** 65680  
**Discharge Date:** 07/06/2015

**Lender Name:** Rbs Citizens Na  
**Mortgage Date:** 02/24/2011  
**Mortgage Page:** 265  
**Discharge Page:** 589

### Recent Mortgage #3

---

**Buyer Name:** Madelyn A Souza  
**Mortgage Amount:** \$17,000  
**Mortgage Book:** 0

**Lender Name:** Hudson Mun Emp Fcu  
**Mortgage Date:** 05/16/1996  
**Mortgage Page:** 0

# 18 MAPLE ST

**Location** 18 MAPLE ST

**Mblu** 28 / / 134 / /

**Acct#** 28134

**Owner** SOUZA MADELYN A

**Assessment** \$433,400

**Appraisal** \$433,400

**PID** 2759

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$274,400	\$159,000	\$433,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$274,400	\$159,000	\$433,400

## Owner of Record

**Owner** SOUZA MADELYN A

**Sale Price** \$1

**Co-Owner**

**Certificate**

**Address** 18 MAPLE ST

**Book & Page** 23804/0123

HUDSON, MA 01749

**Sale Date** 10/25/1993

**Instrument** 1N

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SOUZA MADELYN A	\$1		23804/0123	1N	10/25/1993
SOUZA	\$0		14400/0165		08/31/1981

## Building Information

### Building 1 : Section 1

**Year Built:** 1952  
**Living Area:** 1,236  
**Replacement Cost:** \$453,212  
**Building Percent Good:** 60  
**Replacement Cost  
Less Depreciation:** \$271,900

### Building Attributes

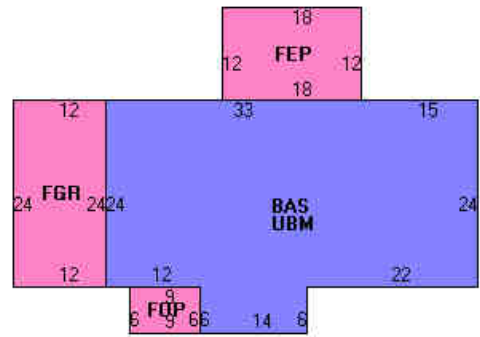
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl/Alum
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	HW/Steam
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

### Building Photo



(<https://images.vgsi.com/photos/HudsonMAPhotos//default.jpg>)

### Building Layout



([https://images.vgsi.com/photos/HudsonMAPhotos//Sketches/2759\\_2759.ji](https://images.vgsi.com/photos/HudsonMAPhotos//Sketches/2759_2759.ji))

Building Sub-Areas (sq ft)			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,236	1,236	
FEP	Porch, Enclosed, Finished	216	0	
FGR	Garage, Finished	288	0	
FOP	Porch, Open, Finished	54	0	
UBM	Basement, Unfinished	1,236	0	
		3,030	1,236	

### Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,700	1

### Land

**Land Use**

**Use Code** 1010  
**Description** Single Fam MDL-01  
**Zone** SB  
**Neighborhood** 300  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.29  
**Frontage** 108  
**Depth** 0  
**Assessed Value** \$159,000  
**Appraised Value** \$159,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			140.00 S.F.	\$800	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$274,400	\$159,000	\$433,400
2023	\$228,500	\$152,900	\$381,400
2022	\$201,700	\$139,000	\$340,700
2021	\$184,500	\$132,400	\$316,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$274,400	\$159,000	\$433,400
2023	\$228,500	\$152,900	\$381,400
2022	\$201,700	\$139,000	\$340,700
2021	\$184,500	\$132,400	\$316,900



# 18 Maple Street, Hudson



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