

Parcel ID 4

**Building Location**0-0 FRANKLIN RD

Card: 1 of 1      Total Card      Total Parcel

## IN PROCESS APPRAISAL SUMMARY

| Use Code       | Building Val     | Yard Items     | Land Size | Land Val        | Total Val |
|----------------|------------------|----------------|-----------|-----------------|-----------|
| 390            | 0                | 0              | 0.73      | 132,300         | 132,300   |
|                |                  |                |           |                 |           |
|                |                  |                |           |                 |           |
| Building Total | 0                | 0              | 0.73      | 132,300         | 132,300   |
| Parcel Total   | 0                | 0              | 0.73      | 132,300         | 132,300   |
| Source         | 0 - Mkt Adj Cost | Tot Val SF/Bld |           | Tot Val SF/Prcf |           |

## PREVIOUS ASSESSMENTS

Property ID: 14022

| Tx Yr | Cat | Use | Bid Value | Yard Items | Land Size | Land Val | Total Appr | Assessed | Notes                       | Date       |
|-------|-----|-----|-----------|------------|-----------|----------|------------|----------|-----------------------------|------------|
| 2024  | FV  | 390 | 0         | 0          | 0.73476   | 132,300  | 132,300    | 132,300  | 2024/LDS 11/16/23 3:22:37 F | 11/16/2023 |
| 2023  | FV  | 390 | 0         | 0          | 0.73476   | 102,600  | 102,600    | 102,600  | Year End Roll               | 12/21/2022 |
| 2022  | FV  | 390 | 0         | 0          | 0.73476   | 94,600   | 94,600     | 0        | Year end                    | 11/30/2021 |
| 2021  | FV  | 390 | 0         | 0          | 0.73476   | 90,800   | 90,800     | 0        | Year End Roll               | 12/21/2020 |
| 2020  | FV  | 390 | 0         | 0          | 0.73476   | 88,200   | 88,200     | 88,200   | Year End Roll               | 12/20/2019 |
| 2019  | FV  | 390 | 0         | 0          | 0.73476   | 88,200   | 88,200     | 0        | Year End Roll               | 12/03/2018 |
| 2018  | FV  | 390 | 0         | 0          | 0.73476   | 86,600   | 86,600     | 0        | Year End Roll               | 11/15/2017 |
| 2017  | FV  | 390 | 0         | 0          | 0.73476   | 54,100   | 54,100     | 0        | Year End Roll               | 11/28/2016 |
| 2016  | FV  | 390 | 0         | 0          | 0.73476   | 54,100   | 54,100     | 54,100   | Year End Roll               | 12/01/2015 |
| 2015  | FV  | 390 | 0         | 0          | 0.73476   | 54,100   | 54,100     | 54,100   | Year End                    | 12/8/2014  |

## SALES INFORMATION

[illegible]

## **BUILDING PERMITS**

[illegible]

## ACTIVITIES

[illegible]

| Type | I | T |
|------|---|---|
|------|---|---|

| Type  | L. Type   | Ft. | Base V.                | Unit Prc | Adj Prc | NBC | Ft. | Mod. | Inf 1       | % | Inf 2 | % | Inf 3 | % | Appr    | Alt 2 LUC | %   | Spec L.V. | Juris | L. Ft. | Assessed | Notes  |     |         |  |
|-------|-----------|-----|------------------------|----------|---------|-----|-----|------|-------------|---|-------|---|-------|---|---------|-----------|-----|-----------|-------|--------|----------|--------|-----|---------|--|
| SF    | SITE      | 1   |                        | 03.3     | 4.13    | 4   | 1   |      |             |   |       |   |       |   | 132,300 |           | 0   | 0         |       | 1      | 132,300  | PARC A |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
|       |           |     |                        |          |         |     |     |      |             |   |       |   |       |   |         |           |     |           |       |        |          |        |     |         |  |
| SF/SM | 32,006.00 |     | Parcel LUC390 - LAND-C |          |         |     |     |      | P. NBC Desc |   |       |   |       |   | CBD     |           | Tot | 132,300   |       | Tot    | 0        |        | Tot | 132,300 |  |

**Patriot**  
PROPERTIES INC.

|              |
|--------------|
| User Account |
| GIS Coord 1  |
| GIS Coord 2  |
| Insp Date    |

| Print Date / Time |         |
|-------------------|---------|
| 1/10/2024         | 7:54 pm |

Last Date / Time  
10/27/23 4:29 pm

## USER DEFINED

|           |
|-----------|
| PriorID1a |
| PriorID2a |
| -62.02    |
| PriorID3a |

|           |
|-----------|
| PriorID1b |
|-----------|

|           |
|-----------|
| PriorID2b |
| Ward 2A   |
| PriorID3b |

|           |
|-----------|
| PriorID1c |
|-----------|

5.1.150

|  |  |
|--|--|
|  |  |
|  |  |

|           |
|-----------|
| 011600630 |
|-----------|

Assessor Map116 63 1

Property: 14022 | Bld: 14147 | Seq: 1 | Year: 2024 | Data As Of Date: 01/01/2024 | User: FITCH\cpaquette | DB: Assess50FitchburgMA

## Exterior Information

|             |         |
|-------------|---------|
| Type        |         |
| Stry Hght   |         |
| (Liv) Units | 0 Tot 0 |
| Found       |         |
| Frame       |         |
| P. Wall     |         |
| Sec Wall    | 0       |
| Roof Str    |         |
| Roof Cvr    |         |
| Color       |         |
| View        |         |
| Shape       |         |
| Bld Name    |         |

|          |  |        |  |
|----------|--|--------|--|
| Grade    |  |        |  |
| Year Blt |  | Eff Yr |  |
| Alt LUC  |  |        |  |
| Juris    |  |        |  |
| Con Mod  |  |        |  |

|              |   |            |  |
|--------------|---|------------|--|
| Avg Ht / Fl  |   |            |  |
| P. Int Wall  |   |            |  |
| Sec Int Wall |   |            |  |
| Partition    |   |            |  |
| P. Floor     |   |            |  |
| Sec Floor    |   |            |  |
| Bmt Floors   |   |            |  |
| Sub Floors   |   |            |  |
| Bmt Garage   | 0 |            |  |
| Electric     |   |            |  |
| Insulation   |   |            |  |
| Int Vs Ext   |   |            |  |
| Heat Fuel    |   |            |  |
| Heat         |   |            |  |
| # Heat Sys   | 0 |            |  |
| Heated %     |   | AC %       |  |
| Sol HW %     |   | Ctrl Vac % |  |
| Com Wall %   |   | Sprink %   |  |

### Special Features / Yard Items

| Code            | Desc | A              | Y/S | Qty | Size | Qual | Con | Year | Unit Prc | D/S                  | Depr % | LUC | Ft. | NBC | Ft. | Juris | Ft. | Appr Val | Assessed |
|-----------------|------|----------------|-----|-----|------|------|-----|------|----------|----------------------|--------|-----|-----|-----|-----|-------|-----|----------|----------|
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
|                 |      |                |     |     |      |      |     |      |          |                      |        |     |     |     |     |       |     |          |          |
| Building Totals |      | Yard Item Appr |     |     |      |      |     |      |          | Special Feature Appr |        |     |     |     |     |       |     |          |          |
| Parcel Totals   |      | Yard Item Appr |     |     |      |      |     |      |          | Special Feature Appr |        |     |     |     |     |       |     |          |          |

## Condo Information

|           |  |
|-----------|--|
| Location  |  |
| Tot Units |  |
| Floor     |  |
| % Own     |  |
| Name      |  |

## Bath Features

|           |   |      |
|-----------|---|------|
| Full Bath | 0 | Rtng |
| Add Full  | 0 | Rtng |
| 3/4 Bath  | 0 | Rtng |
| Add. 3/4  | 0 | Rtng |
| 1/2 Bath  | 0 | Rtng |
| Add. 1/2  | 0 | Rtng |
| Other Fix | 0 | Rtng |

## Other Features

|            |   |      |  |
|------------|---|------|--|
| Kitchens   | 0 | Rtng |  |
| Add Kit.   | 0 | Rtng |  |
| Fireplaces | 0 | Rtng |  |
| WS Flues   | 0 | Rtng |  |

## Depreciation

|            |       |    |
|------------|-------|----|
| Phys Con   |       |    |
| Functional |       |    |
| Economic   |       |    |
| Special    |       |    |
| Override   |       |    |
|            | Total | 0% |

## Comparable Sales

| Rtnng     | Parcel ID | Type | Sale Date | Price |
|-----------|-----------|------|-----------|-------|
|           |           |      |           |       |
|           |           |      |           |       |
|           |           |      |           |       |
|           |           |      |           |       |
|           |           |      |           |       |
|           |           |      |           |       |
| Avg Rtnng |           |      | Ind Val   |       |

AUBUCHON PLAZA-COMB./179/1/0, 62426 SF FOR FY02. .  
CHNG OF ADDR 1-25-11/BOOK. LOT SPLIT FOR FY2014 FROM  
116/63/0  
CHNG OF ADDR 8-3-20/BOOK.

## Res Breakdown

| Floor      | No. Unit | Rooms | Bdrms |
|------------|----------|-------|-------|
|            |          |       |       |
|            |          |       |       |
|            |          |       |       |
|            |          |       |       |
| Bld Total  |          |       |       |
| Prcd Total |          |       |       |

## Calc Ladder

|               |         |                |         |
|---------------|---------|----------------|---------|
| Base Rate     | 0.00    | Depr           | 0       |
| Size Adj      | 1.00000 | Depr'd Total   | 0       |
| Con Adj       | 1.00000 | Juris Ft.      | 1.0000  |
| Adj Prc       | \$0.00  | Spec. Features | \$0     |
| Grade Ft.     | 1.00000 | Lump Sum       |         |
| Other Feat    | \$0     | Final Total    | \$0     |
| NBH Mod       | 1.0000  | Override Val   |         |
| NBC Infl      | 1.0000  | Assmnt Ft.     | 1.0000  |
| LUC Ft.       | 1.0000  | Assessed Val   | \$0     |
| Adj Tot (RCN) | 0       | Total \$/SF    |         |
| Depr %        | 0%      | Undepr \$/SF   | 0.00000 |

### Sub Areas

| Code            | Desc | Net Area | Gross A. | F. Area | Sz Adj A. | Rate AV | Undepr Val |
|-----------------|------|----------|----------|---------|-----------|---------|------------|
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
|                 |      |          |          |         |           |         |            |
| Building Totals |      |          |          |         |           |         |            |
| Parcel Totals   |      |          |          |         |           |         |            |

## Remodeling

|          |  |
|----------|--|
| Exterior |  |
| Interior |  |
| Add.     |  |
| Kitchen  |  |
| Bath     |  |
| Plumb    |  |
| Electric |  |
| Heating  |  |
| General  |  |

## Sketch

## Mobile Home

| Make |  | Model |  | Serial |  | Year |  | Color |  |
|------|--|-------|--|--------|--|------|--|-------|--|
|------|--|-------|--|--------|--|------|--|-------|--|

## Alt Areas

[illegible]

**Image**

