

Unofficial Property Record Card - Salisbury, MA

General Property Data

Parcel ID 15-120
 Prior Parcel ID
 Property Owner TOAD LLC
 Mailing Address 57 INDIAN HILL STREET
 City WEST NEWBURY
 Mailing State MA Zip 01985
 ParcelZoning C

Account Number 377/68 & 213/43
 Property Location 104 BRIDGE RD
 Property Use OFFICE
 Most Recent Sale Date 6/9/2004
 Legal Reference 22971-84
 Grantor TOAD LLC
 Sale Price 1
 Land Area 0.670 acres

Current Property Assessment

Card 1 Value Building Value 480,900 Xtra Features Value 5,500 Land Value 303,900 Total Value 790,300

Building Description

Building Style OFFICE
 # of Living Units 1
 Year Built 1987
 Building Grade AVERAGE+
 Building Condition N/A
 Finished Area (SF) 6129
 Number Rooms 3
 # of 3/4 Baths 2

Foundation Type CONCRETE
 Frame Type WOOD
 Roof Structure GABLE
 Roof Cover ASPHALT
 Siding VINYL
 Interior Walls DRYWALL
 # of Bedrooms 1
 # of 1/2 Baths 3

Flooring Type CARPET
 Basement Floor CONCRETE
 Heating Type FORCED H/A
 Heating Fuel GAS
 Air Conditioning 100%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 0

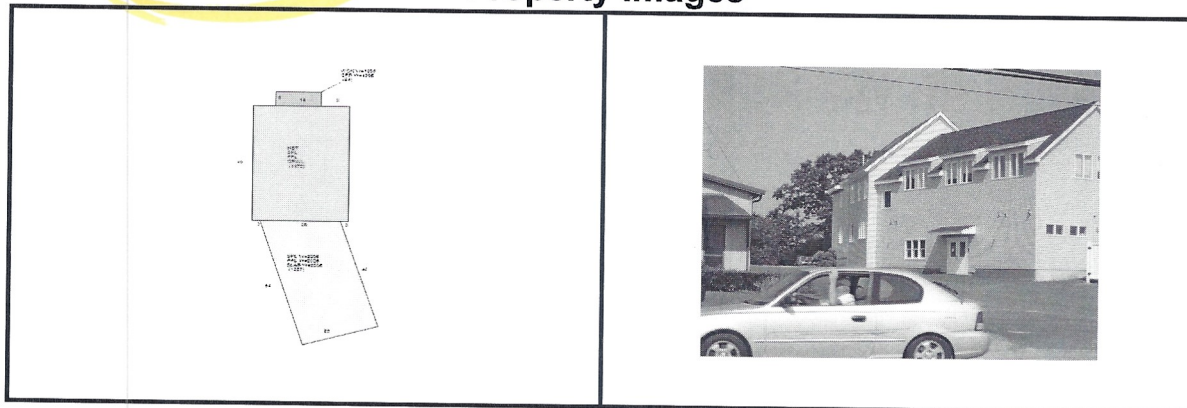
Legal Description

1335.00

Narrative Description of Property

This property contains 0.670 acres of land mainly classified as OFFICE with a(n) OFFICE style building, built about 1987, having VINYL exterior and ASPHALT roof cover, with 0 commercial unit(s) and 1 residential unit(s), 3 room(s), 1 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
340	432,800	5,500	0.67	303,900	742,200
101	48,100	0	0.00	0	48,100
Building Total	480,900	5,500	0.67	303,900	790,300
Parcel Total	480,900	5,500	0.67	303,900	790,300
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	128.94	Tot Val SF/Prcl	128.94

LEGAL DESCRIPTION
 1335.00
 Total Land
 Lot Size

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2023	FV	031	480,900	5,500	0.67003	303,900	790,300	790,300/2023/LDS 12/09/22 9-2	12/09/2022
2022	FV	031	480,900	5,500	0.67003	303,900	790,300	790,300	12/31/2021
2021	FV	031	480,900	5,500	0.67004	303,900	790,300	790,300/Year End Roll	12/08/2020
2020	FV	031	487,400	5,500	0.67004	303,900	796,800	Year End Roll	12/11/2019
2019	FV	031	472,700	5,600	0.67004	270,700	749,000	Year End Roll	12/06/2018
2018	FV	031	475,700	5,600	0.67004	237,600	718,900	Year End Roll	12/05/2017

PREVIOUS ASSESSMENTS

Property ID: 1335

Assessed/Notes: 790,300/2023/LDS 12/09/22 9-2

Land Unit Type: Total Land

Patriot
 PROPERTIES INC.
 Plan Book/Plan # 377/68 & 213/43
 GIS Coord 1
 GIS Coord 1
 Insp Date 05/23/2014
 Print Date / Time 2/6/2023 3:30 pm
 Last Date / Time 3/25/21 4:35 pm
 User Defined PLAN LOT #
 LOT 4A
 PRIOR ADDRESS
 PRIOR MAP/LOT REF

NARRATIVE DESCRIPTION
 This parcel contains 0.67003 AC of land mainly classified as OFFICE with an OFFICE building built about 1987, having primarily VINYL Exterior and 6,129 Square Feet, with 1 Residential Unit, 2 3/4 Baths, 3 Half Baths, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1/02 - SEWER	Dis 1		
Util 2/03 - WATER	Dis 2		
Util 3/05 - GAS	Dis 3		
Census/2671	Zone 1 C		
F. Haz	Zone 2		
Topo/01 - LEVEL	Zone 3		
Street/01 - PAVED	Zone 3		
Traffic/03 - TYPICAL	HX		
Exempt			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
02/12/2019	19-7CB	REROOF	3,850		O		STRIP AND REF	06/15/2021
03/23/2012	12-62	REROOF	3,300		O		RE-ROOF	05/23/2014
05/19/2006	128	SIGN	0	07/19/2006	C			07/19/2006
02/16/2006	146	OCCUPANCY	0	02/16/2006	C			04/26/2011
06/14/2005	146	ADDITION	215,000	07/25/2006	C			07/19/2006
10/28/1995	4576	OCCUPANCY	0	10/28/1995	C			06/02/2004
09/27/1995	4776	RENO-INTER	40,000	12/31/1996	C			09/16/2002
08/25/1987	488	SIGN	55,000	06/13/1988	C			03/09/2000
03/02/1987	237	NEW BLDG	55,000	06/13/1988	C			07/01/1999
01/06/1987	200	RENO-INTER	5,000	05/17/1988	C			10/06/1998

ACTIVITIES

Date	Result	By
06/15/2021	99	ASSESSOR A
05/23/2014	22	CHEERYL GOF
04/26/2011	03	INCOME & EX
07/19/2006	07	CHEERYL GOF
06/02/2004	07	CHEERYL GOF
09/16/2002	22	SALES QUES
03/09/2000	02	DATA COLLE
07/01/1999	22	INCOME & EX
10/06/1998	22	SALES QUES

LAND SECTION (340)

LUC	Desc	Air %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Aprt	Air 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed Notes
101	ONE FAM		1	24,000		SF	SITE	1	013	12.54	30	1									300,900		0		1	300,900	
101	ONE FAM		1	0,1907		AC	NM-2ND-	1	025.000	25,195.26	30	1									3,000		0		1	3,000	
Total AC/HAI				0.67		Total SF/SM			29,186.69		Parcel LUC031 - Com/Res										303,900		0			303,900	

Parcel ID 15-120

Exterior Information

Type	71 - OFFICE
Story Height	2.5
(Liv) Units	1
Found	01 - CONCRETE
Frame	01 - WOOD
P. Wall	04 - VINYL
Sec Wall	0
Roof Str	01 - GABLE
Roof Cvr	01 - ASPHALT
Color	GRAY
View	
Shape	
Bid Name	

General Information

Grade	C+ - AVERAGE+
Year Bilt	1987
Eff Yr	1994
Alt LUC	101
Jurisdiction	10%
Con Mod	

Interior Information

Avg Ht / Ft	01 - DRYWALL
P. Int Wall	
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	04 - CARPET
Sec Floor	12 - CONCRETE
Bmt Floors	12 - CONCRETE
Sub Floors	
Bmt Garage	0

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	Ring	
Add Full	Ring	
3/4 Bath	2	Ring A - AVERAG
Add. 3/4	Ring	
1/2 Bath	3	Ring A - AVERAG
Add. 1/2	Ring	
Other Fix	Ring	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
3	1	3	1

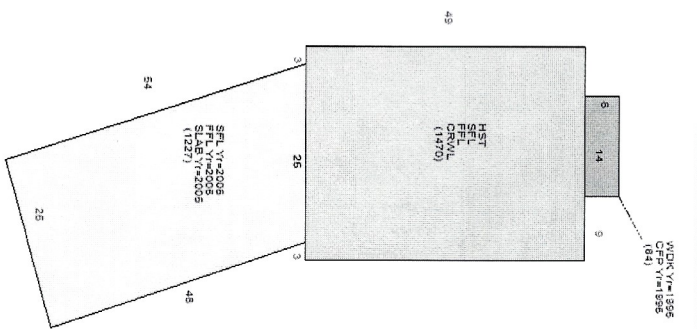
Remodeling

Exterior	2005
Interior	2005
Add.	2005
Kitchen	2005
Bath	2005
Plumb	
Electric	
Heating	
General	2005

Comments

FV07 INSPECTION=YR BLT. STYLE. INTER INFO & LAND SEGMENTATION UPDATED TO REFLECT ADDITION & RENOVATION OF ORIGINAL OFFICE SPACE. ABOUT 1,200 SF OF FLL IS HEATED WAREHUS SPACE W/PAINTED CC FLOORS & IS ADJUSTED IN SUB-AREA. 1 HVAC=NEW 2005.

Sketch



Other Features

Kitchens	2	Ring A - AVERAG
Add Kit.	1	Ring F - FAIR
Fireplaces	Ring	
WS Flues	Ring	

Calc Ladder

Base Rate	90.00	Depr	114,273
Size Adj	0.92026	Depr'd Total	480,900
Con Adj	1.01500	Jurisdiction	1,000
Adj Prc	\$84.07	Spec. Features	\$0
Grade Ft.	1,10000	Lump Sum	
Other Feat	\$51,430	Final Total	\$480,900
NBH Mod	1,0000	Override Val	
NBC Inlt	1,0000	Assmnt Ft.	1,000
LUC Ft.	1,0000	Assessed Val	\$480,900
Adj Tot (new)	595,173	Total \$/SF	\$78.46
Depr %	19.2%	Underpr \$/SF	92.47700

Depreciation

Phys Con	GOOD	19.2
Functional		
Economic		
Special		
Override		
Total		19.2%

Comparable Sales

Ring	Parcel ID	Type	Sale Date	Price

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj. A.	Rate Av	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U
FLL	FIRST FLOOR	2,697	2,697	2,697	2,697	65.15	175,710	FLL	WHS	45	0	A	100
SFL	SECOND FLOOR	2,697	2,697	2,697	2,697	84.07	226,737	HST	APT	100	0	A	100
HST	HALF STORY	735	1,470	735	735	79.86	58,697						
CFP	COVRD PORCH	84	84	0	0	51.11	4,293						
CRWL	CRAWL SPACE	1,470	1,470	0	0	12.61	18,537						
SLAB	SLAB FOUNDTN	1,227	1,227	0	0	5.96	7,313						
WDK	WOOD DECK	84	84	0	0	35.89	3,015						
Building Totals		8,994	9,729	6,129	6,129		494,301						
Parcel Totals		8,994	9,729	6,129	6,129		494,301						

Mobile Home

Make		Model		Serial		Year		Color	
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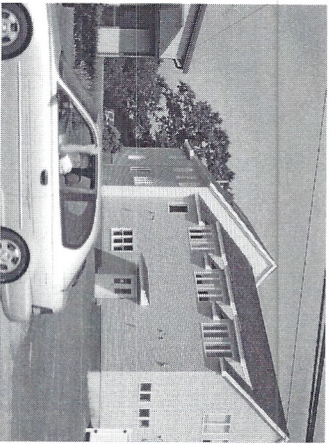
Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FLL	WHS	45	0	A	100
HST	APT	100	0	A	100

Special Features / Yard Items

Code	Desc	A / Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Jurisdiction	Ft.	Appr Val	Assessed
02	SHED/RR	D	Y	1	8,00x12,00	A	AVG	1990	9.25	T	19.5%	340	1	1	1	1	700	700
85	PAVING ASPHL	D	Y	1	5200.00	A	AVG	1987	1.20	T	21.5%	340	1	1	1	4,800	4,800	
Building Totals								5,500									5,500	5,500
Parcel Totals								5,500									5,500	5,500

Image



Disclaimer: This Information is believed to be correct but is subject to change and is Property: 1335 | Bld: 9151 | Seq: 1 | Year: 2023 | Data As Of Date: 02/06/2023 | User: apr0 | DB: Assess50Salisbury

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Category	Total
2023	031 - Com/Res	480,900	5,500	303,900	Final Value	790,300
2022	031 - Com/Res	480,900	5,500	303,900	PV FOR TAX BILL FILE	790,300
2022	031 - Com/Res	480,900	5,500	303,900	New Construction	790,300
2022	031 - Com/Res	480,900	5,500	303,900	Final Value	790,300
2022	031 - Com/Res	480,900	5,500	303,900	Conversion/Upgrade	790,300
2021	031 - Com/Res	480,900	5,500	303,900	Final Value	790,300
2020	031 - Com/Res	487,400	5,500	303,900	Final Value	796,800
2019	031 - Com/Res	472,700	5,600	270,700	Final Value	749,000
2018	031 - Com/Res	475,700	5,600	237,600	Final Value	718,900
2017	031 - Com/Res	475,700	5,700	237,600	Final Value	719,000
2016	031 - Com/Res	484,300	5,700	237,600	Final Value	727,600
2015	031 - Com/Res	461,100	5,700	238,800	Final Value	705,600
2014	031 - Com/Res	469,300	5,900	238,800	Final Value	714,000
2013	031 - Com/Res	469,300	5,900	238,800	Final Value	714,000
2012	031 - Com/Res	478,000	6,000	238,800	Final Value	722,800
2011	031 - Com/Res	481,800	6,000	238,800	Final Value	726,600
2010	031 - Com/Res	486,100	6,000	238,800	Final Value	730,900
2009	031 - Com/Res	486,100	6,100	238,800	Final Value	731,000
2008	031 - Com/Res	520,100	6,200	275,400	Final Value	801,700
2007	031 - Com/Res	520,100	6,200	242,400	Final Value	768,700
2006	031 - Com/Res	202,000	6,200	194,200	Final Value	402,400
2005	031 - Com/Res	189,400	6,300	139,100	Final Value	334,800
2004	031 - Com/Res	189,400	800	135,700	Final Value	325,900
2003	031 - Com/Res	189,400	800	135,700	2nd Home transferr value	325,900
2003	031 - Com/Res	189,400	800	135,700	Final Value	325,900
2002	031 - Com/Res	207,000	500	93,900	Final Value	301,400
2001	031 - Com/Res	207,000	500	88,700	Final Value	296,200
2000	031 - Com/Res	207,000	500	88,700	Final Value	296,200
1999	325 - SM RETAIL	0	0	0	Final Value	0
1998	325 - SM RETAIL	0	0	0	Final Value	0
1997	325 - SM RETAIL	0	0	0	Final Value	0

Sales

Sale Date	Sale Price	Legal Reference	Grantor	Land Use Code at Sale
6/9/2004	1	22971-84	TOAD LLC	031



- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- SALES
- ABOUT

| [Printable Record Card](#) | [Yard Items](#) | [Permits](#) |

WebPro

Card 1 of 1

Building Information

Building Type OFFICE	Frame WOOD
Living Units	House Color GRAY
Primary Exterior Siding VINYL	Grade AVERAGE+
Second Exterior Siding	Story Height 2.5
Roof Structure GABLE	Year Built 1987
Roof Cover ASPHALT	Foundation CONCRETE

Condominium Information

Condo Complex Name N/A	Unit Number N/A
Unit Location N/A	Unit Ownership 0%



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- ABOUT

| [Printable Record Card](#) | [Rooms and Bedrooms](#) | [Building Sq. Footage](#) |

WebPro

Card 1 of 1

Primary Interior Walls DRYWALL

Second Interior Walls 0

Primary Floor Cover CARPET

Second Floor Cover CONCRETE

Basement Floor CONCRETE

Basement Garages 0

Wood Stove Flues

Solar Hot Water No

Central Vacuum No

Common Wall 0

Percent Sprinkled 0%

Heating Systems 3

Percent Heated 100%

Air Conditioned 100%

Electric TYPICAL

Insulation AVG/TYPICAL

Heat Fuel GAS

Heat Type FORCED H/A

Fireplaces

Full Baths

Additional Full Bath

3/4 Bath 2

Additional 3/4 Bath

1/2 Bath 3

Additional 1/2 Bath

Kitchens 2

Additional Kitchens 1

Other Fixtures

Comments

FY07 INSPECTION=YR BLT, STYLE, INTER INFO & LAND SEGMENTATION UPDATED TO REFLECT ADDITION & RENOVATION OF ORIGINAL OFFICE SPACE. ABOUT 1,200 SF OF FFL IS HEATED WAREHS SPACE W/PAINTED CC FLOORS & IS ADJUSTED IN SUB-AREA. 1 HVAC=NEW 2005. FLOORING IN ORIGINAL BLD REPLACED IN 2002. 1 KITCHEN & 1 KITCHENETTE (FAIR QUALITY) IN OFFICES. ONE 2004 PLAN=15 FT WIDE ACCESS EASMNT OVER THIS LOT FOR THE BENEFIT OF 15/2. NON-ADVERSE. FY05=PAVING PICKED-UP (AREA TAKEN FROM SITE PLAN).



Zoning Data

ZoningCode	Percent
C	

Utilities

UtilitiesCode
02 - SEWER
03 - WATER
05 - GAS

Location

Topography	Streetcode	Traffic	Ass.Map	Census	Fl.Hazard
LEVEL	PAVED	TYPICAL		2671	

District Data

DistrictCode	Percent
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