

Key: 6012

Town of WEBSTER - Fiscal Year 2025

12/4/2024 5:40 pm SEQ #: 5.787

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PSS, LLC 27 DOUGLAS RD WEBSTER, MA 01570		73-B-3-4		27 DOUGLAS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PSS, LLC		12/24/2002	B	1	28526-234
CHOWDER BROADCAST GROUP L		01/08/2002	H	150,000	25689-254
CHOWDER BROADCAST GROUP		11/24/1997	H	150,000	19373-377

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4330	100	RADIO/TV TRANS			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
2015-366	09/07/2015	3	RENOVATIONS	14,980	01/08/2016	RJM	100 100
10-137	06/15/2010	10	OTHER	3,000	06/27/2011	RJM	100 100
293	06/11/1986	1	NEW CONSTRUC	85,000	01/01/1987	JSB	100 100

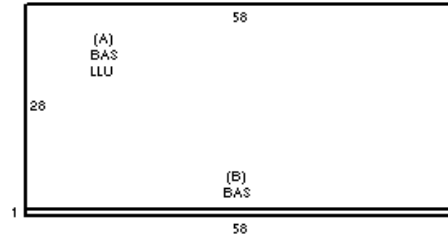
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C	1.00	A	1.00	A	1.00	63,800	1.00	A	63,800
303	A	3,250	C	1.00	A	1.00	A	1.00	4,675	1.00	A	15,190

TOTAL	4.250 Acres	ZONING	ASF	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	C/I	NOTE	LAND	79,000	76,000			
Inf1	AVERAGE		BUILDING	182,900	179,000			
Inf2	AVERAGE		DETACHED	36,300	35,700			
			OTHER	7,000	6,800			
			TOTAL	305,200	297,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		3,000	2.20	4,600
ANT	A	1.00	30 0.70 LATTICE	1984	100	453.20	31,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/30/2004	PBK
MODEL	5		CIM-5	LIST	12/30/2004	PBK
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	2/3/2005	ER
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
WGFP-AM BROADCASTING OFFICES/BAD ROOF, STANDING WATER IN LLU ON INSPECTION DATE

G

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326,521
NET AREA	3,306	DETAIL ADJ	0.714	FOUNDATION	4	FLR & WALL	1.00	A	LLU	L	LOW-LEV UNFIN.	1,624	1975	62.16	100,948	CONDITION ELEM	CD
\$NLA(RCN)	\$99	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	1,682	1975	134.11	225,573		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1				GABLE	1.00					
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00					1.00					
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00					1.00					
% AIR COND	0	1.00		INT. FINISH	2	DRYWALL	1.00					1.00					
% SPRINKLER	0	1.00		HEATING/COOL	5	ELECTRIC BB	0.98					0.98					
				FUEL SOURCE	3	ELECTRIC	1.00					1.00					
EFF.YR/AGE																1975 / 48	
FUNC																39 39 %	
ECON																5 WET LLU	
DEPR																44 % GD 56	
RCNLD																\$182,900	

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CURRENT OWNER				PARCEL ID				LOCATION			
PSS, LLC				73-B-3-4				27 DOUGLAS RD			
27 DOUGLAS RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
WEBSTER, MA 01570											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4330	100	RADIO/TV TRANS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

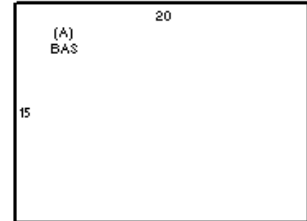
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	7,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
CONTAINS TRANSMISSION EQUIPMENT-WGFP-AM

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/30/2004	PBK
MODEL	5		CIM-5	LIST	12/30/2004	PBK
STYLE	58	0.24	UTILITY BLD [100%]	REVIEW	2/2/2005	ER
QUALITY	L	0.70	LOW COST [100%]			
FRAME	5	1.02	REINF. CC [100%]			

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	11,417
NET AREA	300	DETAIL ADJ	0.180	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	300	1975	38.06	11,417	CONDITION ELEM	CD
\$NLA(RCN)	\$38	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98										
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98									
STORIES		1	1.00	ROOF COVER	8	TAR & GRAVEL	1.00										
% HEATED		0	1.00	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95										
% SPRINKLER		0	1.00	HEATING/COOL	13	NONE	0.90										
				FUEL SOURCE	8	NONE	1.00										
EFF.YR/AGE																1975 / 48	
COND																39 39 %	
FUNC																0	
ECON																0	
DEPR																39 % GD 61	
RCNLD																\$7,000	