

179 MAP		2 BLOCK		0 LOT		Parcel ID 4		179-2-0 Parcel ID		Building Location0 FRANKLIN RD		City of Fitchburg										Card: 1 of 1		Total Card		Total Parcel	
PROPERTY LOCATION										IN PROCESS APPRAISAL SUMMARY										APPR		115,900 /		115,900			
0 FRANKLIN RD FITCHBURG, MA 01420										Use Code Building Val Yard Items Land Size Land Val Total Val										USE + IMP		115,900 /		115,900			
OWNERSHIP										390 0 0 0.35 115,900 115,900										USE LAND		0 /		0			
A1Q PARK HILL PLAZA LLC 263 MIDDLESEX TURNPIKE BURLINGTON, MA 01803-0000										390 0 0 0.00 0 0										ASSESSED		115,900 /		115,900			
																				LEGAL DESCRIPTION							
										Building Total 0 0 0.35 115,900 115,900																	
										Parcel Total 0 0 0.35 115,900 115,900																	
										Source 0 - Mkt Adj Cost Tot Val SF/Bld Tot Val SF/Prol																	
PREVIOUS ASSESSMENTS										Property ID: 3749																	
Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date																											
2024 FV 390 0 0 0.35457 115,900 115,900 115,900 2024/LDS 11/16/23 3:22:37 F 11/16/2023																											
2023 FV 390 0 0 0.35457 112,400 112,400 112,400 Year End Roll 12/21/2022																											
2022 FV 390 0 0 0.35457 103,600 103,600 0 Year end 11/30/2021																											
2021 FV 390 0 0 0.35457 99,400 99,400 0 Year End Roll 12/21/2020																											
2020 FV 390 0 0 0.35457 96,600 96,600 96,600 Year End Roll 12/20/2019																											
2019 FV 390 0 0 0.35457 96,600 96,600 0 Year End Roll 12/03/2018																											
2018 FV 390 0 0 0.35457 94,800 94,800 0 Year End Roll 11/15/2017																											
2017 FV 390 0 0 0.35457 47,400 47,400 0 Year End Roll 11/28/2016																											
2016 FV 390 0 0 0.35457 47,400 47,400 47,400 Year End Roll 12/01/2015																											
2015 FV 390 0 0 0.35457 47,400 47,400 47,400 Year End 12/8/2014																											
SALES INFORMATION																											
Grantor Legal Ref Type Date Sale Price TSF Verif. NAL Notes																											
AUBUCHON REALTY CO., INC. 10456-85 11/02/2022 5,800,000 No V																											
N/A 1236-45 12/14/1979 40,000 No																											
OTHER ASSESSMENTS																											
Code Desc Amt Comm Int Amt																											
PROPERTY FACTORS																											
Item Code Item Code %																											
Util 1 2 - SEWER Dis 1 Fitchburg .00000																											
Util 2 3 - WATER Dis 2																											
Util 3 5 - GAS Dis 3																											
Census 7104 Zone 1 C 100																											
F. Haz Zone 2																											
Topo 1 - LEVEL Zone 3																											
Street 1 - PAVED HX																											
Traffic 3 - TYPICL																											
Exempt																											
LAND SECTION (390)																											
LUC LUC Desc Alt % Ft. # Units Depth U. 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																											
390 LAND-C 1 15,445 SF SITE 1 03.3 7.5 4 1 P. NBC Desc CBD Tot 115,900 Tot 0 0 1 115,900 land fig. w/lot																											

