

# Assessment and Sales Report

## Location & Ownership Information

**Address:** 27 Douglas Rd Webster, MA 01570  
**Map Ref:** M: 73 B: B P: 3 E: 4  
**Owner 1:** Pss Llc  
**Owner Address:** 27 Douglas Rd Webster, MA 01570

**Zoning:** SFR-43  
**Owner 2:**

## Property Information

**Use:** Mixed Use - Indus & Other  
**Levels:** 0  
**Total Rooms:** 0  
**Full Baths:** 0  
**Year Built:** 0

**Total Area:** 0 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt

**Attached Garage:** 0  
**Heat Type:**  
**Roof Type:**  
**Air Conditioned:** No  
**Foundation:**

**Style:**  
**Lot Size:** 4.25 Acres (185,130 SqFt)  
**Bedrooms:** 0  
**Half Baths:** 0  
**Basement Type:**

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

**Other Garage:** 0  
**Fuel Type:**  
**Exterior:**  
**Fireplaces:** 0  
**Condition:**

## Assessment Information

**Last Sale Date:** 01/08/2002  
**Last Sale Book:** 25689  
**Land Value:** \$79,000  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2025  
**Map Ref:** M: 73 B: B P: 3 E: 4  
**Tax Rate (Comm):** 11.88

**Last Sale Price:** \$150,000  
**Last Sale Page:** 254  
**Building Value:** \$226,200  
**Total Value:** \$305,200  
**Estimated Tax:** \$3,626  
**Tax Rate (Res):** 11.88  
**Tax Rate (Ind):** 11.88

## Sales History

### Recent Sale #1

**Sale Price:** \$150,000  
**Buyer Name:** Chowder Broadcast Grp  
**Lender Name:**  
**Sale Book:** 25689

**Sale Date:** 01/08/2002  
**Seller Name:** Okun Alan S Est  
**Mortgage Amount:** \$0  
**Sale Page:** 254

### Recent Sale #2

**Sale Price:** \$150,000  
**Buyer Name:** Chowder Broadcast Grp  
**Lender Name:** Okun Broadcasting Co  
**Sale Book:** 19373

**Sale Date:** 11/24/1997  
**Seller Name:** Alan S Okun  
**Mortgage Amount:** \$925,000  
**Sale Page:** 377

## MLS Property History

MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
73377176	WDN	LD	27 Douglas Rd	Webster, MA	05/19/2025	\$443,000	
73377174	WDN	SF	27 Douglas Rd	Webster, MA	05/19/2025	\$443,000	

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