

LEGAL DESCRIPTION

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	340	596,900	0	0.36453	105,800	702,700	702,700	2024/LDS 11/16/23 3:22:37 P	11/16/2023
2023	FV	340	545,800	0	0.36453	95,200	641,000	641,000	Year End Roll	12/21/2022
2022	FV	340	516,200	0	0.36453	89,900	606,100	0	Year end	11/30/2021
2021	FV	340	502,900	0	0.36453	85,300	588,200	0	Year End Roll	12/21/2020
2020	FV	340	351,700	0	0.36453	82,900	434,600	434,600	Year End Roll	12/20/2019
2019	FV	340	370,200	0	0.36453	82,900	453,100	0	Year End Roll	12/03/2018
2018	FV	340	358,500	0	0.36453	81,100	439,600	0	Year End Roll	11/15/2017
2017	FV	340	321,400	0	0.36453	79,300	400,700	0	Year End Roll	11/28/2016
2016	FV	340	302,300	0	0.36453	74,000	376,300	376,300	Year End Roll	12/01/2015
2015	FV	340	295,800	0	0.36453	74,000	369,800	369,800	Year End	12/8/2014

[illegible]

ACTIVITIES

[illegible]

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
340	OFFICE		1	15,879		SF	SITE	1		03	6.66	1	1								105,800		0	0		1	105,800	
Total AC/HA				0.36		Total SF/SM		15,879.00	Parcel LUC340 - OFFICE					P. NBC DescMAIN ST						Tot	105,800		Tot	0		Tot	105,800	

Property: 7368 | Bld: 7477 | Seq: 1 | Year: 2024 | Data As Of Date: 01/01/2024 | User: FITCH\cpaquette | DB: Assess50FitchburgMA

Exterior Information

Type	62 - COMM BLOCK		
Stry Hght	1		
(Liv) Units	0	Tot	1
Found	1 - CONCRETE		
Frame	6 - OTHER		
P. Wall	7 - BRICK		
Sec Wall	23 - GLASS		25
Roof Str	4 - FLAT		
Roof Cvr	11 - MEMBRANE		
Color			
View			
Shape			
Bld Name			

General Information

Grade	C+ - AVG. (+)		
Year Blt	1948	Eff Yr	1973
Alt LUC			
Juris	NG21		1
Con Mod			

Interior Information

Avg Ht / FI			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	A - ABV AVERAGE		
P. Floor	14 - ASPHL TILE		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	2 - GAS		
Heat	5 - STEAM		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %	20	Sprink %	100

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	1 - 1ST FLOOR
% Own	
Name	

Bath Features

Full Bath	0	Rtng	N - NONE
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	7	Rtng	A - AVERAGE
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtng	N - NONE
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	45
Functional		
Economic	H - HI VAC	25
Special		
Override		
Total		58.75%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

LAND AREA CHG PER PLAN 11/06.
ADD CHNG ON 4-30-14/BOOK.

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prol Total			

Calc Ladder

Base Rate	45.00	Depr	850,191
Size Adj	0.80319	Depr'd Total	596,943
Con Adj	1.03659	Juris Ft.	1.0000
Adj Prc	\$37.47	Spec. Features	\$0
Grade Ft.	1.08000	Lump Sum	
Other Feat	\$140,400	Final Total	\$596,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$596,900
Adj Tot (RCN)	1,447,134	Total \$/SF	\$19.13
Depr %	58.75%	Undepr \$/SF	40.46760

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	15,600	15,600	15,600	15,600	56.20	876,720
LLV	LOWER LEVEL	12,400	12,400	12,400	0	14.06	174,344
SFL	2ND FLOOR	3,200	3,200	3,200	3,200	42.15	134,880
BMT	BASEMENT	3,200	3,200	0	0	7.49	23,968
Building Totals		34,400	34,400	31,200	18,800		1,209,912
Parcel Totals		34,400	34,400	31,200	18,800		1,209,912

Sketch

	FFL LLV (12400)	155
	80	
SFL FFL BMT (3200)		40

Mobile Home

Make		Model		Serial		Year		Color	
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Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	OFC	100	1	M	100
LLV	HALL	100	1	M	100
SFL	OFC	100	0	S	100

Image



Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

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