

PROPERTY LOCATION

122 LAUREL ST
FITCHBURG, MA 01420

OWNERSHIP

BLAIR + SULLIVAN REALTY, LLC			
273 WHALOM ROAD			
LUNENBURG, MA 01462-0000			
Occ	N	Type	

PREVIOUS OWNER

BLAIR, DANIEL
SULLIVAN, MARY-ANN
273 WHALOM ROAD
LUNENBURG, MA 01462-0000

NARRATIVE DESCRIPTION

This parcel contains 0.12792 AC of land mainly classified as APT 4-8 with a 4-8 FAM building built about 1920, having primarily VINYL Exterior and 4,449 Square Feet, with 6 Residential Units, 6 Baths, 20 Rooms, and 8 Bdrms.

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	7106	Zone 1	NB	100
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	1 - PAVED	HX		
Traffic	3 - TYPICL			
Exempt				

LAND SECTION (111)

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
111	APT 4-8		1	5,572		SF	SITE	1		0	0	AF	1								0		0	0.00000		1	0	
111	APT 4-8		1	6		N	SITE	1		17,500	17,500	AF	1								105,000			0.00000		1	105,000	
Total AC/HA				0.13	Total SF/SM		5,572.00		Parcel LUC111 - APT 4-8					P. NBC Desc/APT FR					Tot	105,000	Spl Credit		0.00	Tot		105,000		

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
111	542,500	0	0.13	105,000	647,500
Building Total	542,500	0	0.13	105,000	647,500
Parcel Total	542,500	0	0.13	105,000	647,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	145.54	Tot Val SF/Prc	145.54

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	111	542,500	0	0.12792	105,000	647,500	647,500	2026/LDS 10/20/25 10:58:12	10/20/2025
2025	FV	111	470,900	0	0.12792	102,000	572,900	572,900	2025/LDS 12/10/24 4:39:59 F	12/10/2024
2024	FV	111	487,500	0	0.12792	51,400	538,900	538,900	Final Bill Values copied from 2	10/21/2024
2023	FV	111	390,200	0	0.12792	39,400	429,600	429,600		12/21/2022
2022	FV	111	315,000	0	0.12792	34,600	349,600		0 Year end	11/30/2021
2021	FV	111	286,000	0	0.12792	26,300	312,300		0 Year End Roll	12/21/2020
2020	FV	111	277,400	0	0.12792	21,500	298,900	298,900	Year End Roll	12/20/2019
2019	FV	111	160,700	0	0.12792	42,600	203,300		0 Year End Roll	12/03/2018
2018	FV	111	114,100	0	0.12792	40,800	154,900		0 Year End Roll	11/15/2017
2017	FV	111	115,200	0	0.12792	40,800	156,000		0 Year End Roll	11/28/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BLAIR, DANIEL	8967-23		11/22/2017	100	No		F	
ARORA, SANDEEP (TE)	8896-286		08/28/2017	58,000	No		N	FIRE DAMAGE,IN PROCESS OF REHAB
ARORA, SANDEEP (TE)	4445-359		12/02/2002	1	No		F	
MARIEN, PAUL	4264-071		07/24/2002	15,000	No		L	
MARIEN, PAUL L. (JT)	3735-135		03/09/2001	1	No		F	
MARIEN, LOUIS A. ETAL	1562-283		04/21/1987	1	No		F	

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
04/10/2020		A
03/30/2018	15	JN
11/28/2017	16	JN
10/13/2004	15	JN
05/11/2004	2	NRR
04/15/2003	15	JN
06/18/1999	7	JN

LEGAL DESCRIPTION

	PLAN BOOK 306 PAGE 13	
0		
0		
4	Lot Size	
	Total Land	
7	Land Unit Type	



User Account
GIS Coord 1
GIS Coord 2
4
Insp Date
Print Date / Time
11/13/2025 9:49 pm
Last Date / Time
10/27/23 4:29 pm
conv

USER DEFINED

PriorID1a
PriorID2a
213.39
PriorID3a
-0.02922
PriorID1b
I&E5+
PriorID2b
Ward 1B
PriorID3b
PriorID1c
PriorID2c
PriorID3c
005400130
Assessor Map
54 13 0

