



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FOSTER ST, FITCHBURG

OWNERSHIP

Owner 1:	FITCHBURG, CITY OF
Owner 2:	C/O TAX POSSESSION
Owner 3:	
Street 1:	166 BOULDER DRIVE
Street 2:	
Twn/City:	FITCHBURG
St/Prov:	MA Cntry Own Occ: N
Postal:	01420 Type:

PREVIOUS OWNER

Owner 1:	MITCHELL, LEO J. -
Owner 2:	MITCHELL, PHYLLIS L. -
Street 1:	12 FOSTER STREET
Twn/City:	FITCHBURG
St/Prov:	MA Cntry
Postal:	01420

NARRATIVE DESCRIPTION

This parcel contains .181 ACRES of land mainly classified as MUNICPL with a 3 FAMILY Building built about 1920, having primarily VINYL Exterior and 3172 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RC	RES C	100	water	2	SEWER
o				Sewer	3	WATER
n				Electri	5	GAS
Census: 7106				Exmpt		
Flood Haz:						
D				Topo	4	ROLLNG
s				Street	1	PAVED
t				Gas:	3	TYPICL

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		7875		SQUARE F	SITE		0	1.25	3.11	R1									30,586						30,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.181	101,800	2,400	30,600	134,800
Total Card 0.181 101,800 2,400 30,600 134,800					
Total Parcel 0.181 101,800 2,400 30,600 134,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 42.50		/Parcel 42.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	93,000	2400	.181	28,100	123,500		Year End Roll	11/15/2017
2017	105	FV	103,400	2400	.181	24,400	130,200		Year End Roll	11/28/2016
2016	105	FV	103,800	2400	.181	24,400	130,600		Year End Roll	12/1/2015
2015	105	FV	102,700	4500	.181	25,600	132,800	132,800	Year End	12/8/2014
2014	105	FV	106,000	4500	.181	25,600	136,100	136,100	Year End	10/8/2013
2013	105	FV	105,400	4500	.181	26,700	136,600	136,600	Year End	12/17/2012
2012	105	FV	106,800	4500	.181	31,600	142,900	142,900	Year End	11/9/2011
2011	105	FV	103,700	4500	.181	33,500	141,700	141,700	Year End	10/15/2010

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITCHELL, LEO J	8633-360		8/25/2016	INVOLVED GOV		1	No	No	
N/A	747-351		1/1/1954			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/1990	454	MANUAL	9,450					PORCH/RECO

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2016	INSPECTED	210	CP
8/8/2011	MEASURED	207	DB

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.18079 Total SF/SM: 7875 Parcel LUC: 903 MUNICPL Prime NB Desc RES 1 Total: 30,586 Spl Credi Total: 30,600

EXTERIOR INFORMATION

Type:	174 - 3 FAMILY
Sty Ht:	3A - 3A
(Liv) Units:	3 Total: 3
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	WHITE
View / Desir	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1920 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB F	Appr Value	JCo	JFac	Juris. Value
3	GARAGE	D	Y	1	18X24	P	FR	1920	14.03	T	61.2	903			2,400			2,400

More: N Total Yard Items: 2,400 Total Special Features: Total: 2,400

BATH FEATURES

Full Bath:	3 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	3 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	55.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		55.2%

CALC SUMMARY

Basic \$ / SQ:	51.00
Size Adj.:	1.00662041
Const Adj.:	0.99000001
Adj \$ / SQ:	50.824
Other Features:	43000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	227295
Depreciation:	125467
Depreciated Total:	101828

COMMENTS

GAR HAS BMT 1992,REPLACED CLAPBOARDS W/VINYL SIDING + REBUILTREAR PORCHES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 12	BRs: 3	Baths: 3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

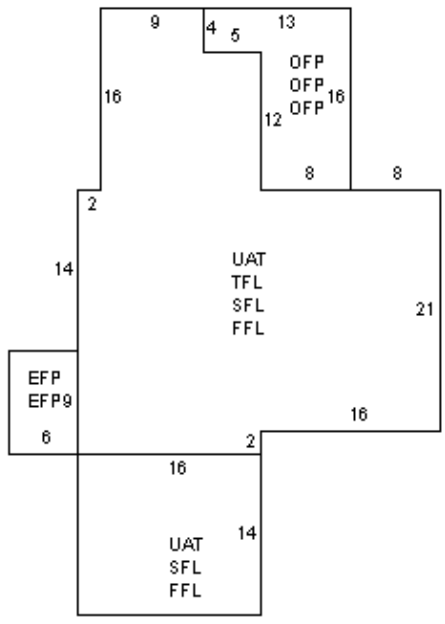
RES BREAKDOWN

No Unit	RMS	BRS	FL
3	4	1	
Totals			
3	12	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
79.8	20-48-0		8/29/2016	180,000	
77.4	23-14-0		3/21/2016	165,000	
76	31-43-0		11/17/2016	112,000	
75.8	244-22-0		4/29/2016	175,000	
75.3	33-21-0		8/1/2016	169,800	
74.7	17-43-0		7/13/2016	113,600	
WtAv\$/SQ:		AvRate	76.5	Ind.Val	132700.0000
Juris. Factor:		Before Depr		50.82	
Special Features:	0	Val/Su Net:		24.37	
Final Total:	101800	Val/Su SzA		32.09	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,132	50.820	57,533	
SFL	2ND FLOOR	1,132	50.820	57,533	
TFL	3RD FLOOR	908	50.820	46,148	
UAT	UNF ATTIC	453	12.710	5,753	
OPF	OPEN PORCH	444	22.690	10,076	
EFP	ENCL PORCH	108	67.140	7,251	
Net Sketched Area:		4,177	Total:	184,294	
Size Ad	3172	Gross Are	4856	FinAre	3172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

