



PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		ROCKLAND ST, FITCHBURG

OWNERSHIP

Owner 1:	FITCHBURG, CITY OF
Owner 2:	C/O TAX POSSESSIONS
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:	CHILLEMI, DOMINIC (JT) -
Owner 2:	CHILLEMI, MICHAEL D. -
Street 1:	35 ROCKLAND STREET
Twn/City:	FITCHBURG
St/Prov:	MA Cntry
Postal:	01420

NARRATIVE DESCRIPTION

This parcel contains .118 ACRES of land mainly classified as MUNICPL with a MULTI-GRDN Building built about 1900, having primarily ALUMINUM Exterior and 1826 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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: 7105				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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		5126		SQUARE F	SITE		0	1.25	4.64	R1									29,727						29,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.118	110,400		29,700	140,100
Total Card		0.118	110,400	29,700	140,100
Total Parcel		0.118	110,400	29,700	140,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 76.73		/Parcel	76.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	104,100	0	.118	27,300	131,400		Year End Roll	11/15/2017
2017	104	FV	88,900	0	.118	25,000	113,900		Year End Roll	11/28/2016
2016	104	FV	88,900	0	.118	25,000	113,900		Year End Roll	12/1/2015
2015	104	FV	85,400	0	.118	26,200	111,600	111,600	Year End	12/8/2014
2014	104	FV	85,400	0	.118	26,200	111,600	111,600	Year End	10/8/2013
2013	104	FV	85,400	0	.118	27,300	112,700	112,700	Year End	12/17/2012
2012	104	FV	89,300	0	.118	23,800	113,100	113,100	Year End	11/9/2011
2011	104	FV	99,400	0	.118	26,600	126,000	126,000	Year End	10/15/2010

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHILLEMI, DOMIN	8724-291		12/19/2016	INVOLVED GOV		1	No	No	
CHILLEMI, DOMIN	1428-80		11/7/1985	CONVIENCE		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2003	701-03	REPAIRS	1,676					REBUILD STEPS
4/1/1980	164	MANUAL						VINYL SIDI

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2000	MEASURED	203	DL

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	13 - MULTI-GRDN		
Sty Ht:	2 - 2		
(Liv) Units:	2	Total:	2
Foundation:	3 - MASONRY		
Frame:	1 - WOOD		
Prime Wall:	3 - ALUMINUM		
Sec Wall:	%		
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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

BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	44.9%
Functional:		
Economic:		
Special:		
Override:		
Total:		44.9%

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.22004390
Const Adj.:	0.93187523
Adj \$ / SQ:	76.174
Other Features:	32100
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	200398
Depreciation:	89979
Depreciated Total:	110419

COMMENTS

5/5/00 N/C.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 8		BRs: 4		Baths: 2		HB				

REMODELING

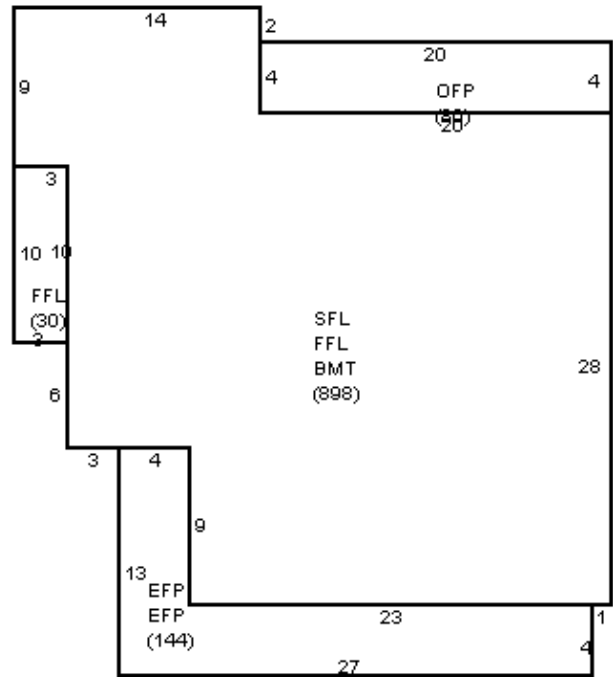
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
86.4	45-45-0		5/9/2016	145,000	
85	115-50-0		5/3/2016	145,000	
85	45-96-0		4/28/2016	149,000	
84.2	31-85-0		12/27/2016	170,000	
81.2	174-33-0		3/11/2016	130,000	
79.4	116-28-0		5/20/2016	148,000	
WtAv\$/SQ:		AvRate	83.53	Ind.Val	135000.0000
Juris. Factor:		Before Depr	76.17		
Special Features: 0		Val/Su Net:	35.71		
Final Total: 110400		Val/Su SzA	60.46		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	928	76.170	70,690	
BMT	BASEMENT	898	15.230	13,681	
SFL	2ND FLOOR	898	76.170	68,404	
EFP	ENCL PORCH	288	41.680	12,003	
OFP	OPEN PORCH	80	44.000	3,520	
Net Sketched Area:		3,092	Total:	168,298	
Size Ad	1826	Gross Are	3092	FinAre	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

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

PARCEL ID																51-67-0		
Code	Description	A	Y/	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB F	Appr Value	JCo	JFac	Juris. Value



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Features:		Total:	
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