

Town of Leicester

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1003		MAIN ST, LEICESTER

OWNERSHIP

Owner 1: THE INHABITANTS OF THE TOWN OF LEICESTER

Owner 2:	TOWN HALL
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Owner 3:

Street 1:	3 WASHBURN SQ
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Street 2:

Twn/City: LEICESTER

St/Prov.

Postal:	01524
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PREVIOUS OWNER

Owner 1:	BECKER COLLEGE -
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Owner 2:	LEICESTER CAMPUS -
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Street 1: WASHBURN SQ

Twn/City:	LEICESTER
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St/Prov.

Postal: 01524

NARRATIVE DESCRIPTION

This Parcel contains .669 ACRES of land mainly classified as IMPR SELECT with a(n) DORMITORY Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com.Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R2	RES 2	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	LW	LW	100	Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.66885	Total SF/SM:	29135.11	Parcel LUC:	931	IMPR SELECT	Prime NB Desc	MODERN
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Total:	73,818	Spl Credit	Total:	73,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

apro

2024

Type:	86 - DORMITORY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

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

WINSLOW HOUSE.

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Grade:	C - AVERAGE	
Year Blt:	1950	Eff Yr Blt:
Alt LJC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

Kits: 1	Rating: NONE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

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

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

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

[illegible]

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wal:	8	- PLYWD PA	50%
Partition:	T - TYPICAL		
Prim Floors:	4	- CARPET	
Sec Floors:			%
Bsmnt Flr:			

Phys Cond:	FA - Fair-Avg	55
Functional:		
Economic:		
Special:		
Override:		
	Total:	55

Basic \$ / SQ:	115.00
Size Adj.:	1.00572824
Const Adj.:	0.97990197
Adj \$ / SQ:	113.334
Other Features:	64700
Grade Factor:	1.00
Neighborhood Inf:	1.24000001
LUC Factor:	1.00
Adj Total:	777448
Depreciation:	434593
Depreciated Total:	342854

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,588	113.330	293,309	
SFL	2ND FLOOR	2,300	113.330	260,669	
OPF	OPEN PORCH	244	34.000	8,296	
Net Sketched Area:		5,132	Total:	562,274	
Size Ad	4888	Gross Area	5132	FinArea	4888

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
09						
69						
96						
74						
88						

[illegible][illegible]

Total:	13,100
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AssessPro Patriot Properties, Inc

