



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THE INHABITANTS OF THE TOWN OF LEICESTER		
Owner 2:	TOWN HALL		
Owner 3:			
Street 1:	3 WASHBURN SQ		
Street 2:			
Twn/City:	LEICESTER		
St/Prov:	MA	Cnty:	Own Occ: N
Postal:	01524		Type:

PREVIOUS OWNER

Owner 1:	BECKER COLLEGE -		
Owner 2:	LEICESTER CAMPUS -		
Street 1:	WASHBURN SQ		
Twn/City:	LEICESTER		
St/Prov:	MA	Cntry	
Postal:	01524		

NARRATIVE DESCRIPTION

This Parcel contains .27 ACRES of land mainly classified as IMPR SELECT with a(n) DORMITORY Building Built about 1950, Having Primarily BRICK Exterior and ASPHALT SH Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.26993	Total SF/SM:	11758.15	Parcel LUC:	931	IMPR SELECT	Prime NB Desc	MODERN	Total:	71,159	Spl Credit		Total:	71,200
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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:	7	- BRICK	
Sec Wall:			%
Roof Struct:	2	- HIP	
Roof Cover:	1	- ASPHALT SH	
Color:			
View / Desir:			

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

Kits: 1	Rating:	AVERAGE
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

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

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

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

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

Basic \$ / SQ:	115.00
Size Adj.:	1.10673523
Const Adj.:	1.02889693
Adj \$ / SQ:	130.952
Other Features:	86100
Grade Factor:	1.00
Neighborhood Inf:	1.24000001
LUC Factor:	1.00
Adj Total:	761425
Depreciation:	425637
Depreciated Total:	335789

HITCHCOCK BLDG.

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 10		BRs: 10		Baths: 3		HB					

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

No Unit	RMS	BRS	FL
1	10	10	1
Totals			
1	10	10	

Figure 1 is a schematic diagram of a three-story building layout. The building is composed of several rectangular sections. The top section is a large rectangle with dimensions 23 (width) and 32 (height), containing the text "SFL" and "GAR". Below this is a smaller rectangle with dimensions 17 (width) and 6 (height), containing "FFL", "BMT", and "23". To the left of this middle section is a small square with dimensions 5 (width) and 5 (height), containing "OFF". To the right of the middle section is a narrow vertical strip with dimensions 6 (width) and 7 (height). The bottom section is a large rectangle with dimensions 40 (width) and 28 (height), containing "SFL", "FFL", and "BMT". Various other dimensions are labeled around the perimeter: 32 on the right side of the top section, 6 on the top of the middle section, 11 on the left of the middle section, 10 on the left of the bottom section, and 30 on the right of the bottom section.

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,936	130.950	253,524	
BMT	BASEMENT	1,568	26.190	41,067	
FFL	1ST FLOOR	1,568	130.950	205,333	
GAR	GARAGE	736	35.410	26,065	
OPF	OPEN PORCH	50	39.290	1,964	
Net Sketched Area:		5,858	Total:	527,952	
Size Ad	3504	Gross Area	5858	FinArea	3504

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
64						
67						
63						
65						
64						
52						
04						

[illegible]

Appr. Value	JCod JFact	Juris. Value
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A black and white photograph of a two-story brick building, likely a schoolhouse, with a large tree in the foreground and a utility pole on the left. The building has a central entrance and several windows. The image is grainy and has a high-contrast, almost stencil-like appearance.

AssessPro Patriot Properties, Inc