

0
Lot

Town of Leicester

TOTAL ASSESSED: 457,000
!796!

**Patriot**
Properties Inc.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
931	380,400		1.084	76,600	457,000
Total Card	380,400		1.084	76,600	457,000
Total Parcel	380,400		1.084	76,600	457,000
Source: Market Adj Cost	Total Value per SQ unit /Card:		103.77	/Parcel: 103.77	

Legal Description		User Acct
		GIS Ref
		GIS Ref
		Insp Date
Entered Lot Size		
Total Land:		
Land Unit Type:		08/21/05

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	Cntry:	Own Occ: N
Postal:	01524	Type:	

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

This Parcel contains 1.084 ACRES of land mainly classified as IMPR SELECT with a(n) DORMITORY Building Built about 1822, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 0 Bdrms.

[illegible]

Item	Code	Descip	%	Item	Code	Descip
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:	1.08393	Total SF/SM:	47215.99	Parcel LUC:	931	IMPR SELECT	Prime NB Desc	MODERN
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Total:	76,584	Spl Credit		Total:	76,600
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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:	2 - SLATE		
Color:			
View / Desir:			

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

FFL 196 SF ANGLED 8 FPL-NOT FUNCTIONAL
LANE HALL.

[illegible]

Grade:	C - AVERAGE		
Year Blt:	1822	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

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

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

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: 11		BRs: 0			Baths: 2		HB: 2				

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

No Unit	RMS	BRS	FL
1	11		1
Totals			
1	11		

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wal:			%
Partition:	T - TYPICAL		
Prim Floors:	8 - AVERAGE		
Sec Floors:	4 - CARPET		50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

Phys Cond:	FA - Fair-Avg	55.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	55.9%

Basic \$ / SQ:	115.00
Size Adj.:	1.03383291
Const Adj.:	1.08139169
Adj \$ / SQ:	128.568
Other Features:	77600
Grade Factor:	1.00
Neighborhood Inf:	1.24000001
LUC Factor:	1.00
Adj Total:	862669
Depreciation:	482232
Depreciated Total:	380437

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,280	128.570	293,134	
SFL	2ND FLOOR	1,710	128.570	219,850	
BMT	BASEMENT	1,646	25.710	42,324	
HST	HALF STORY	414	128.570	53,227	
OPF	OPEN PORCH	148	38.570	5,708	
EFP	ENCL PORCH	50	77.140	3,857	
Net Sketched Area:		6,248	Total:	618,100	
Size Ad	4404	Gross Area	6662	FinArea	4404

e	Sub	%	Descrip	%	Qu	#
34	Area	Usbl		Type		Ten
50						
24						
27						
08						
57						
00						
04						

[illegible]

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

AssessPro Patriot Properties, Inc