RESIDENTIAL

TOTAL ASSESSED: **439,200**

!797!

20C	A13	0
Map	Block	Lot

Town of Leicester

Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	BECKER COLLEGE -
Owner 2:	-
Street 1:	61 SEVER STREET
Twn/City:	WORCESTER
St/Prov:	MA Cntry:
Postal:	01609

NARRATIVE DESCRIPTION

This Parcel contains .364 ACRES of land mainly classified as IMPR SELECT with a(n) COLONIAL Building Built about 1840, Having Primarily CLAPBOARD Exterior and ASPHALT SH Roof Cover, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R2	RES 2	100	U	1	TYPICL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	LW	LW	100	Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
931	381,500		0.364	57,700	439,200
Total Card	381,500		0.364	57,700	439,200
Total Parcel	381,500		0.364	57,700	439,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 119.54 | /Parcel: 119.54

Legal Description	User Acct	GIS Ref	GIS Ref	Insp Date
				02/03/22

Entered Lot Size | Total Land: | Land Unit Type:

Parcel ID 20C A13 0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	942	PV	2,900,900	0	.689	59,500	2,960,400	2,960,400	PRELIM VALUES 2024	6/8/2023
2023	942	FV	2,611,500	0	.689	59,500	2,671,000	2,671,000	Rollover	12/5/2022
2023	942	PV	2,611,500	0	.689	59,500	2,671,000	2,671,000		7/19/2022
2022	942	FV	2,270,800	0	.689	56,600	2,327,400	2,327,400	Year End Roll	12/29/2021
2022	942	PV	2,272,600	0	.689	53,100	2,325,700	2,325,700	2022 PRELIMINARY BILL	1/11/2021
2021	942	FV	2,272,600	0	.689	53,100	2,325,700	2,325,700	3 and 4 bills	11/25/2020
2021	942	IN	2,272,600	0	.689	53,100	2,325,700	2,325,700		7/27/2020
2021	942	TB	2,272,600	0	.689	53,100	2,325,700	2,325,700	prelim	6/18/2020

PRINT	
Date	Time
08/24/23	09:27:30

LAST REV	
Date	Time
08/24/23	09:27:09

apro

797

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BECKER COLLEGE,	66858-259		12/30/2021	MULTI PARCEL	17830000	No	No			
IRISH JR JAMES	20538-114		10/16/1998		170000	No	No			
IRISH ETHEL	11345-395		5/25/1988	FAMILY	100	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2013	13-007	reroof	4,900	O				
6/12/2007	07-103	MANUAL	2,000,000	C	7/14/2008			Dormitory to hold
3/13/2006	06-027	reroof	750					
8/28/2003	03-204	reroof	1,500					
6/30/2003	03-116		3,500					Replace rotted flo

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2022	INSPECTED	777	LINDA B
8/21/2005	CYCLICAL VIS	107	JOHN PRESCOT
9/18/1991	MEAS+INSPCTD	129	SYLVIA COTEE

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	IMPR SELEC		15876		SQUARE FE	SITE		0	0.82	4.433	XG									57,713						57,700	

Total AC/HA:	0.36446	Total SF/SM:	15875.88	Parcel LUC:	931	IMPR SELECT	Prime NB Desc	TRAFFIC	Total:	57,713	Spl Credit		Total:	57,700

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	3	Total:	3
Foundation:	3 - BRK/STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT SH		
Color:			
View / Desir:			

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:	6	Rating:	GOOD
WSFlue:		Rating:	

COMMENTS

14829-255 12/24/92 EASEMENT DEED.

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

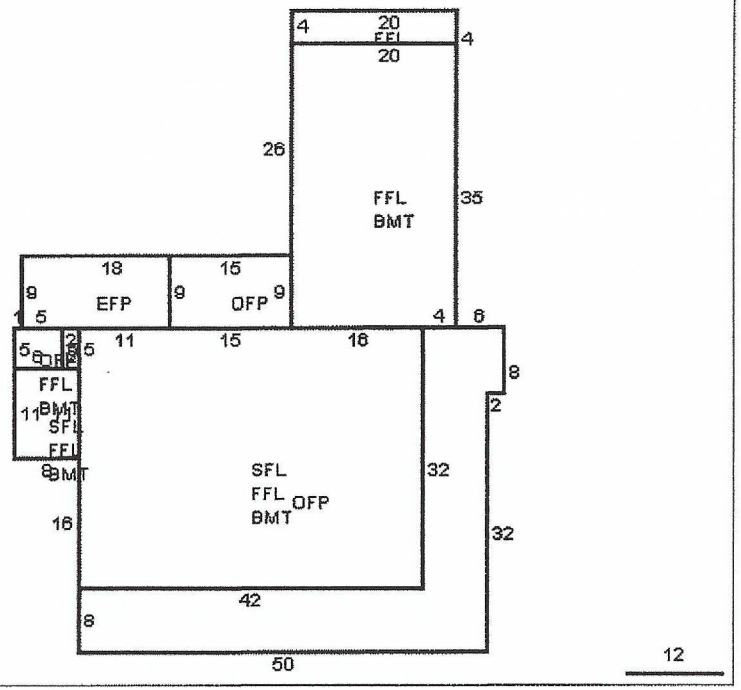
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

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:	5	Baths:	3	HB					

SKETCH



INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	FA - Fair-Avg	36.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		36.2	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
1	4	2	1
1	4	2	1
Totals			
3	11	5	

CALC SUMMARY

Basic $ / SQ:	103.00
Size Adj.:	0.77046818
Const Adj.:	0.93604892
Adj $ / SQ:	74.283
Other Features:	124000
Grade Factor:	1.06
Neighborhood Inf:	1.24000001
LUC Factor:	1.00
Adj Total:	597933
Depreciation:	216452
Depreciated Total:	381481

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Val/Su Fin:	103.84
Special Features:	0	Val/Su Net:	55.82
Final Total:	381500	Val/Su SzAd	103.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,242	74.280	166,543
BMT	BASEMENT	2,162	14.860	32,120
SFL	2ND FLOOR	1,432	74.280	106,374
OFP	OPEN PORCH	837	22.280	18,653
EFP	ENCL PORCH	162	44.570	7,220

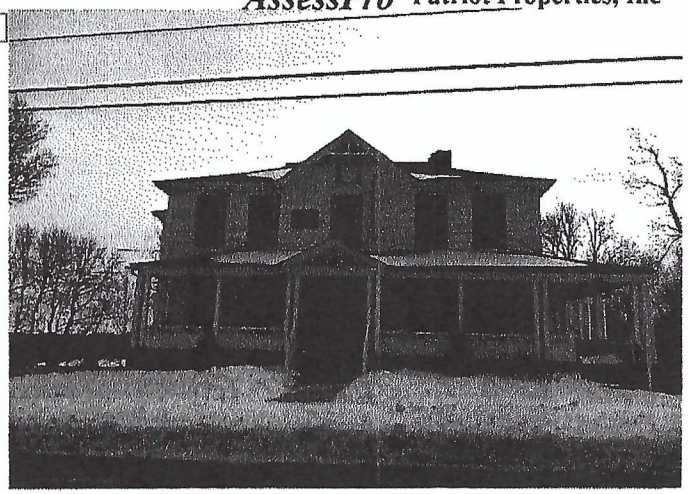
Net Sketched Area:	6,835			Total:	330,910
Size Ad	3674	Gross Area	6835	FinArea	3674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

PARCEL ID 20C A13 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

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