

Michael V. O'Brien  
City Manager

CITY OF WORCESTER, MASSACHUSETTS

Robert J. Allard, Jr., M.A.A.  
City Assessor

John P. Prankevicius, CPA  
Chief Financial Officer



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Administration & Finance  
Assessing Division

March 24, 2006

Susan E. Randolph Frey  
23 Burncoat Street  
Worcester, MA 01605

Re: 23 Burncoat Street  
Parcel 2203000003

Dear Ms Frey:

A representative from the assessing department visited the above-referenced property on March 9, 2006 in conjunction with a routine review of properties that have recently sold. Subsequent to his inspection of the property, the property is scheduled to be reclassified from code 340 (office) to code 013 (mixed residential/commercial).

The assessing department will reclassify the property for the fiscal year 2007, which commences July 1, 2006, as a single family with approximately 800 square feet of office use. Such reclassification will occur once the use has been verified on or about July 1, 2006. Once such reclassification occurs, the commercial portion will be taxed at the commercial tax rate and the residential portion will be taxed at the residential tax rate.

I may be reached at (508) 799-1105 should you have any questions.

Sincerely,

Steven Feldman  
Principal Assistant Assessor

2007Corres

CC Equity Commercial Real Estate  
c/o Stephen Petro  
6 Jay St  
Worcester, MA 01607

**Provided by City of Worcester Assessing Division**

*Assessment data as of January 1, 2007*

Showing parcel information for 23 BURNCOAT ST

MBL:	22-030-00003	OVERALL QUALITY:	40
STREET NUMBER:	23	OVERALL CONDITION:	G
STREET:	BURNCOAT ST	NEIGHBORHOOD CODE:	102
CLASS:	101	FOUNDATION TYPE:	ST
LAND VALUE:	55,200	BASEMENT:	F
BUILDING VALUE:	307,200	BASEMENT FINISH:	F
TOTAL VALUE:	362,400	BASEMENT FINISH QUALITY:	G
VALUE LAST YEAR:	\$379,000	ATTIC FINISH:	
PERCENTAGE CHANGE:	-4.38	TOTAL LOT AREA:	13,280
DESIGN TYPE:	CN	LOT TOPOGRAPHY:	L
TOTAL NUMBER OF ROOMS:	12	TYPE OF STREET:	P
BEDROOMS:	1	TYPE OF DRIVEWAY:	P
BATHROOMS:	2	SEWER HOOKUP:	P
HALF BATHROOMS:		UTILITIES:	AL
EXTRA PLUMBING FIXTURES:	3	ZONING:	RL-7
FIREPLACES:	2	MINIMUM LOT SIZE:	7000
CHIMNEYS:	1	BASE LIVING AREA:	1345
YEAR BUILT:	1935	BASEMENT GARAGE AREA:	
YEAR REMODELED:		BUILT IN GARAGE:	
EFFECTIVE YEAR:	1975	BUILT IN CAR PORT:	
INTERIOR FINISH:	PL	BUILT IN PORCH:	
INTERIOR FLOORS:	CP	UNFINISHED LIVING AREA:	
ROOF STYLE:	GA	TOTAL LIVING AREA (BASE):	2354
ROOF MATERIAL:	AS	MAIN BASEMENT AREA:	1345
MATERIAL EXTERIOR WALLS:	AV	EFFECTIVE AGE OF BASE AREA:	31
SECONDARY EXT. MATERIAL:		ADDITIONS TO LIVING AREA:	756
STORY HEIGHT:	13	TULA-TOTAL LIVING AREA:	3110
DORMERS PRESENT:		VALUE ACCESSORY IMPROVEMENTS:	3,600
HEAT TYPE:	S	YEAR OF LAST SALE:	2005
AIR CONDITIONING:	W	SALE PRICE:	405000

CITY OF WORCESTER

Office of the Tax Collector
City Hall, Rm 203
Worcester, Ma. 01608
Collector: Thomas F. Zidelis



www.ci.worcester.ma.us

FISCAL YEAR 2009
REAL ESTATE

PRELIMINARY TAX BILL

BILL DATE
09/30/2008

PROPERTY DESCRIPTION AND LOCATION
LOCATION : 0023 BURNCOAT ST
MAP/BLK/LOT: 22-030-00003
OWNER OF RECORD:
FREY, SUSAN E RANDOLPH,
Fiscal Year beginning July 1, 2008 and ending June 30, 2009

Table with 2 columns: Description and Amount. Rows include 1ST QTR DUE 08/01/08 (\$1,379.43), 2ND QTR DUE 11/03/08 (\$1,379.43), PAYMENTS MADE (\$1,379.43), ABATEMENT/EXEMPTION (\$0.00), INTEREST TO 11/03/08 (\$0.00), FEES (\$0.00).

AMOUNT NOW DUE \$1,379.43

FREY, SUSAN E RANDOLPH
0023 BURNCOAT ST
WORCESTER, MA 01605

PAYMENT-ABATEMENT-EXEMPTION INFORMATION

FISCAL YEAR 2009 PRELIMINARY TAX: This bill shows the amount of preliminary tax you owe for the fiscal year 2009 (July 1, 2008 - June 30, 2009).

PRELIMINARY TAX AMOUNT: The preliminary tax shown in this bill is based on the net tax owed on your property for fiscal year 2008 (July 1, 2007-June 30, 2008). As a general rule, the amount of your preliminary tax will not be more than 50% of your fiscal year 2008 tax (including any betterments, special assessments or charges added to the tax) as reduced by any abatements or exemptions.

PAYMENT DUE DATES/INTEREST CHARGES: Your preliminary tax is payable in two equal installments. Your first payment is due on August 1, 2008. Your second payment is due on November 3, 2008. If your payments are not made by their due dates, interest at the rate of 14% will be charged on the amount of the payment that is unpaid and overdue.

FISCAL YEAR 2009 ACTUAL TAX BILLS: You will receive your actual tax bill for fiscal year 2009 after the City Council sets the tax rate. The actual tax bills are generally issued in late December. Any preliminary tax payments made will be credited toward payment of your fiscal year 2009 tax.

ABATEMENT/EXEMPTION APPLICATIONS: Your right to seek an abatement or exemption from your fiscal year 2009 tax is not prejudiced by the issuance of preliminary tax bills. Once the actual tax bills are issued, you will be able to apply for an abatement or exemption.

INQUIRIES: If you have any questions on payments, you should contact the Collector's Office at (508) 799-1075. If you have questions on how your preliminary tax was determined, you should contact the Board of Assessors at (508) 799-1112.

Make all payments to the City of Worcester. Please return the portion of the bill marked "Payment coupon" in the enclosed courtesy envelope to: City of Worcester, P O box 15602, Worcester, Ma 01615-0602. If you have any questions about payments or past due taxes, contact the Collector's Office at (508) 799-1075. Office hours are M - F 8:00 am - 5:00 pm. For information regarding ownership or property data, please call the Assessor's office at (508) 799-1112.

DETACH AND RETURN THIS PORTION WITH PAYMENT. DO NOT MAIL CASH.

INTERNET PAYMENT OPTIONS AVAILABLE AT
WWW.CI.WORCESTER.MA.US

MAKE PAYMENT TO:
CITY OF WORCESTER
PO BOX 15602
WORCESTER, MA 01615-0602

REAL ESTATE

MBL 220300003

PAYMENT DUE DATE
11/03/2008

AMOUNT DUE
\$1,379.43



\*\*\*\*\*AUTO\*\*5-DIGIT 01605
FREY, SUSAN E RANDOLPH
23 BURNCOAT ST
WORCESTER MA 01605-1811

23293

Payment coupon form with sections for Mayor Thomas J. Early Scholarship Fund and Local Education Fund, including checkboxes for contribution amounts and a total amount field.

16090002168900000001379434

RECEIPT

PAYMENT COUPON