

CURRENT OWNER			TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT					
PARE DAVID M 740 CENTRAL ST UNIT 2C LEOMINSTER MA 01453			TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	325 LEOMINSTER, MA	
			DRAINAGE		VIEW	COMMUNITY	RESIDNTL	1021	75700	75,700		
			SUPPLEMENTAL DATA									
			Alt Prcl ID	SubDiv	Photo	Ward	Precinct	Tract	Historic	Tax Title		Amount Due
GIS ID F_590179_3008468			3	A	0043				Total	75,700	75,700	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PARE DAVID M	6068	147	03-31-2006	Q	I	65,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
DEEGAN MARK J	5154	325	02-25-2004	Q	I	57,500	00	2022	1021	75,700	202	1021	75,700	202	1021	75,700		
LAROSA MICHAEL JR	1766	187	12-07-1988	U	I	1	1F	2021			202			202				
LAROSA MICHAEL JR ETAL	1529	137	12-18-1986	Q	I	63,920	00	2020			202			202				
								2019			201			201				
								2018			201			201				
								Total		75,700	Total		67,600	Total		64,600		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	Street Index Name	Tracing	Batch		Appraised Bldg. Value (Card)	75,700									
0001	Nbhd Name					Appraised Xf (B) Value (Bldg)	0									
						Appraised Ob (B) Value (Bldg)	0									
						Appraised Land Value (Bldg)	0									
						Special Land Value	0									
						Total Appraised Parcel Value	75,700									
						Valuation Method	C									
						Exemption	0									
						Adjustments										
							75,700									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpost/Result
001763	10-29-2004	RR	Re-shingle	11,000						07-05-1995			TI	00	Measur+Listed
										10-19-1993	X		TS		
										12-18-1986			NT	M	

LAND LINE VALUATION SECTION																										
Bl	Use Cod	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value							
1	1021	Condo NL MDL	C		0	0	0 SF	0.01	1.000	0	1.000	1.00	3	1.00			0	1.000	0							
Total Card Land Units																	0.00	AC	Parcel Total Land Area:	0.00	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	45	Garden Condo			
Model	05	Res Condo			
Grade	02	02			
Stories	1	1 Story			
Occupancy	1				
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
Air Conditioning	04	Unit/AC			
Bedrooms	01	1 Bedroom			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bathroom Style	02	Average			
Kitchen Style	02	Average			
			COMPLEX INFORMATION		
			Element	Description	
			Parcel Id	104953	
			Complex Descr	CENTRAL VILL	
			Complex Num	03	
			Prc Cmplx Adj	0.71	
			COST / MARKET VALUATION		
			Adj Base Rate	221.01	
			Replacement Cost	106,625	
			Net Other Adj	0	
			Replacement Cost	106,625	
			Actual Year Built	1972	
			Effective Year Built	1992	
			Depreciation Code	F	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	29	
			Functional Obsolescence	0	
			External Obsolescence	0	
			Cost Trend Factor	1	
			Condition		
			Percent Complete		
			Overall % Condition	71	
			Appraised Value	75,700	
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
(755 sf)

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr	%	Dep.	Con	Grad	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	755	755		141.23	106,625
Ttl Gross Liv / Lease Area		755	755			

