

# CAI Property Card

City of Fitchburg, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 8 CONGRESS PL <b>ACRES:</b> 0.09713 <b>PARCEL ID:</b> 45-47-0 <b>LAND USE CODE:</b> 111 <b>CONDO COMPLEX:</b> <b>OWNER:</b> MURPHY, DAVID L. <b>CO - OWNER:</b> C/O HAMILTON MANAGEMENT <b>MAILING ADDRESS:</b> 25 MOHAWK DRIVE <span style="margin-left: 150px;">LEOMINSTER</span> , MA <span style="margin-left: 50px;">01453</span> <b>ZONING:</b> RC <b>PATRIOT ACCOUNT #:</b> 7623	<b>BUILDING STYLE:</b> 4-8 FAM <b>UNITS:</b> 20 <b>YEAR BUILT:</b> 1900 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> ALUMINUM <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> SLATE
<b>SALE INFORMATION</b>	<b>BUILDING INTERIOR</b>
<b>SALE DATE:</b> 4/20/1999 12:00:00 AM <b>BOOK &amp; PAGE:</b> 3373-061 <b>SALE PRICE:</b> 1 <b>SALE DESCRIPTION:</b> CONVENIENCE <b>SELLER:</b> MURPHY, DAVID L. TRS.,	<b>INTERIOR WALL:</b> PLASTER <b>FLOOR COVER:</b> HARDWOOD <b>HEAT TYPE:</b> UNIT HTRS <b>FUEL TYPE:</b> GAS <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 2 <b># OF FULL BATHS:</b> 4 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 4 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
<b>PRINCIPAL BUILDING AREAS</b>	
<b>GROSS BUILDING AREA:</b> 4476 <b>FINISHED BUILDING AREA:</b> 2964 <b>BASEMENT AREA:</b> 4476 <b># OF PRINCIPAL BUILDINGS:</b> 4	
<b>ASSESSED VALUES</b>	
<b>LAND:</b> \$50600 <b>YARD:</b> \$0 <b>BUILDING:</b> \$241900 <b>TOTAL:</b> \$292500	
<b>SKETCH</b>	<b>PHOTO</b>



[www.cai-tech.com](http://www.cai-tech.com)

This information is believed to be correct but is subject to change and is not warranted.

45 MAP 47 BLOCK 0 LOT Parcel ID 4

45-47-0 Parcel ID Building Location 8 CONGRESS PL

City of Fitchburg

Card: 1 of 1 Total Card 298,500 / 298,500  
 APPR 298,500 / 298,500  
 USE + IMP 0 / 0  
 USE LAND 298,500 / 298,500  
 ASSESSED

**PROPERTY LOCATION**  
 8 CONGRESS PL  
 FITCHBURG, MA 01420

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
111	247,900	0	0.10	50,600	298,500
Building Total	247,900	0	0.10	50,600	298,500
Parcel Total	247,900	0	0.10	50,600	298,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	100.71	Tot Val SF/Prcd	100.71

**LEGAL DESCRIPTION**

Lot Size
Total Land
Land Unit Type



**Patriot**  
 PROPERTIES INC.

**OWNERSHIP**  
 MURPHY, DAVID L.  
 C/O HAMILTON MANAGEMENT  
 25 MOHAWK DRIVE  
 LEOMINSTER, MA 01453-0000

**PREVIOUS ASSESSMENTS**

Property ID: 7623

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	111	247,900	0	0.09713	50,600	298,500	298,500	2024/LDS 11/16/23 3:22:37 F	11/16/2023
2023	FV	111	188,200	0	0.09713	38,900	227,100	227,100	Year End Roll	12/21/2022
2022	FV	111	163,200	0	0.09713	34,200	197,400	0	Year end	11/30/2021
2021	FV	111	147,100	0	0.09713	25,900	173,000	0	Year End Roll	12/21/2020
2020	FV	111	181,700	0	0.09713	21,200	202,900	202,900	Year End Roll	12/20/2019
2019	FV	111	128,700	0	0.09713	29,400	158,100	0	Year End Roll	12/03/2018
2018	FV	111	121,800	0	0.09713	27,100	148,900	0	Year End Roll	11/15/2017
2017	FV	111	123,500	0	0.09713	24,700	148,200	0	Year End Roll	11/28/2016
2016	FV	111	121,400	0	0.09713	24,700	146,100	146,100	Year End Roll	12/01/2015
2015	FV	111	120,800	0	0.09713	25,900	146,700	146,700	Year End	12/8/2014

**PREVIOUS OWNER**  
 MURPHY, DAVID L. TRS.  
 14 MONUMENT SQUARE  
 LEOMINSTER, MA 01453-0000

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MURPHY, DAVID L. TRS.	3373-061		04/20/1999	1	No		F	
MURPHY, DAVID L. TRS.	2995-338		04/23/1997	1	No		F	
MURPHY, DAVID L. TRS.	1527-518		12/12/1986	145,000	No			

**NARRATIVE DESCRIPTION**  
 This parcel contains 0.09713 AC of land mainly classified as APT 4-8 with a 4-8 FAM building built about 1900, having primarily ALUMINUM Exterior and 2,964 Square Feet, with 4 Residential Units, 4 Baths, 15 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Desc	Amt	Comm Int Amt

**BUILDING PERMITS**

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
08/10/2021	21-1171	REHAB	300,000				RENO 4 APARTMEN	05/18/2023
07/16/2012	12-491	PORCH	5,000		C		DEMO + REBUILD	
09/01/1972	298	MANUAL	2,900		C		ALUM SIDIN	

**ACTIVITIES**

Date	Result	By
04/21/2011	2	RB

**PROPERTY FACTORS**

Item	Code	Item	Code	%
Util 1	2 - SEWER	Dis 1	Fitchburg	.00000
Util 2	3 - WATER	Dis 2		
Util 3	5 - GAS	Dis 3		
Census	7110	Zone 1	RC	100
F. Haz		Zone 2		
Topo	4 - ROLLNG	Zone 3		
Street	1 - PAVED	HX		
Traffic	3 - TYPICL			
Exempt				

**LAND SECTION (111)**

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
111	APT 4-8		1	4,231		SF	SITE	1		2.15	11.96	R1	1								50,600		0	0	1	50,600		
Total AC/HA			0.10		Total SF/SM		4,231.00		Parcel LUC		111 - APT 4-8		P. NBC Desc		RES 1		Tot		50,600		Tot		0		Tot		50,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 7623 | Bld: 7735 | Seq: 1 | Year: 2024 | Data As Of Date: 01/01/2024 | User: FITCH\cpaquette | DB: Assess50FitchburgMA

**USER ACCOUNT**

User Account	0
GIS Coord 1	
GIS Coord 2	
Insp Date	4
Print Date / Time	1/11/2024 10:55 pm
Last Date / Time	10/27/23 4:29 pm
conv	

**USER DEFINED**

PriorID1a	
PriorID2a	184.02
PriorID3a	-0.01771
PriorID1b	I&E4
PriorID2b	Ward 5B
PriorID3b	
PriorID1c	
PriorID2c	
PriorID3c	004500470
Assessor Map	45 47 0

Parcel ID 45-47-0

Exterior Information

Table with exterior details: Type (52 - 4-8 FAM), Stry Hght (2A), (Liv) Units (4), Found (3 - MASONRY), Frame (1 - WOOD), P. Wall (3 - ALUMINUM), Sec Wall (0), Roof Str (1 - GABLE), Roof Cvr (2 - SLATE), Color (WHITE), View, Shape, Bld Name.

General Information

Table with general details: Grade (C - AVERAGE), Year Blt (1900), Eff Yr (1975), Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl, P. Int Wall (2 - PLASTER), Sec Int Wall (1 - DRYWALL), Partition (T - TYPICAL), P. Floor (3 - HARDWOOD), Sec Floor (4 - CARPET), Bmt Floors, Sub Floors, Bmt Garage (0), Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int Vs Ext (S), Heat Fuel (2 - GAS), Heat (7 - UNIT HTRS), # Heat Sys (4), Heated % (100), Sol HW %, Com Wall %.

Special Features / Yard Items

Table for special features and yard items with columns: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

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Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Bath Features

Table with bath features: Full Bath (4), Add Full (0), 3/4 Bath (0), Add. 3/4 (0), 1/2 Bath (0), Add. 1/2 (0), Other Fix (0).

Other Features

Table with other features: Kitchens (4), Add Kit. (0), Fireplaces (0), WS Flues (0).

Depreciation

Table with depreciation: Phys Con (FR - Fair), Functional, Economic, Special, Override, Total (54.9%).

Comparable Sales

Table for comparable sales with columns: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Comments

CHNG ON ADDR ON 7-18-12/BOOK. 2022 BLDG VACANT

Res Breakdown

Table with room breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total.

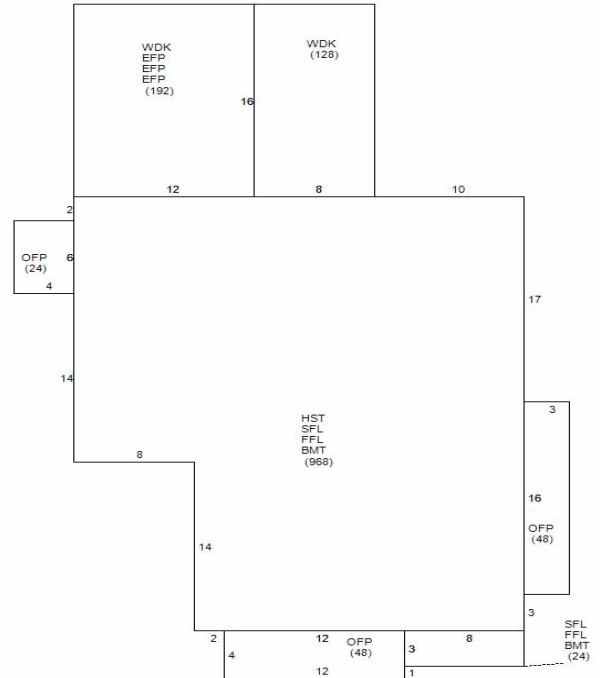
Calc Ladder

Table with calculation ladder: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft, Other Feat, NBH Mod, NBC Infl, LUC Ft, Adj Tot, Depr %, Depr, Depr'd Total, Juris Ft, Spec. Features, Lump Sum, Final Total, Override Val, Assmnt Ft, Assessed Val, Total \$/SF, Undepr \$/SF.

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Sketch



Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

Table with alternative areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U, BMT, APT, 50, 0, M, 100.

Image

