

1 LEYTON RD

Location 1 LEYTON RD

Mblu 55/ 017/ 00225/ /

Acct# 55-017-00225

Owner RICHMOND,CHARLES L + TOBY S TRUSTEES

Assessment \$269,200

PID 41620

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$203,500 | \$65,700 | \$269,200 |

Owner of Record

| | | | |
|-----------------|--------------------------------------|------------------------|------------|
| Owner | RICHMOND,CHARLES L + TOBY S TRUSTEES | Sale Price | \$100 |
| Co-Owner | ONE LEYTON 2011 REALTY TRUST | Certificate | |
| Address | 1 LEYTON RD WORCESTER, MA 01609 | Book & Page | 50632/ 225 |
| | | Sale Date | 03/25/2013 |
| | | Instrument | 1F |

Ownership History

| Ownership History | | | | | |
|--------------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RICHMOND,CHARLES L + TOBY S TRUSTEES | \$100 | | 50632/ 225 | 1F | 03/25/2013 |
| RICHMOND,TOBY S | \$0 | | 06603/ 095 | | 01/01/1988 |

Building Information

Year Built: 1961
Living Area: 2,054
Replacement Cost: \$258,332
Building Percent Good: 78
Replacement Cost Less Depreciation: \$201,500

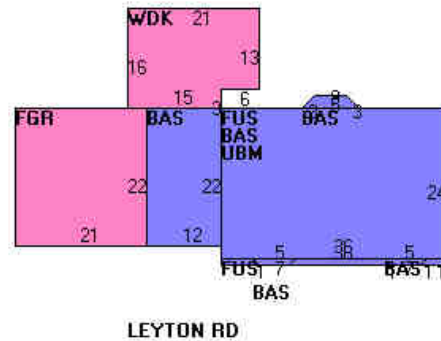
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style | Colonial |
| Model | Single Family |
| Grade: | Avg To Good |
| Stories: | 2.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Aluminum/Vinyl |
| Exterior Wall 2 | |
| Roof Structure: | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Plasters |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Water Fh |
| AC Type: | Central |
| Total Bedrooms: | 3 Bedrooms |
| Total Full Bthrms: | 2 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | 0 |
| Total Rooms: | 7 |
| Base Area | 1190 |
| Total Kitchens | |

Building Photo



(<http://images.vgsi.com/photos/WorcesterMAPhotos/\00\06\12\55-017-00225.jpg>)

Building Layout



| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,154 | 1,154 |
| FUS | Upper Story, Finished | 900 | 900 |
| FGR | Garage | 462 | 0 |
| UBM | Basement, Unfinished | 864 | 0 |
| WDK | Wood Deck | 318 | 0 |
| | | 3,698 | 2,054 |

Extra Features

| Extra Features | | | | Legend |
|----------------|----------------|---------|---------|--------|
| Code | Description | Size | Value | Bldg # |
| FPL1 | FIREPLACE 1 ST | 1 UNITS | \$2,000 | 1 |

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone RS-10
Neighborhood 104
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 15403
Depth 1111
Assessed Value \$65,700

Outbuildings

| Outbuildings | <u>Legend</u> |
|--------------------------|----------------------|
| No Data for Outbuildings | |

Valuation History

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$203,000 | \$54,600 | \$257,600 |
| 2015 | \$203,000 | \$54,600 | \$257,600 |
| 2014 | \$208,500 | \$54,800 | \$263,300 |

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