

16 MELROSE ST

Location 16 MELROSE ST

Mblu 22/ 031/ 00031/ /

Acct# 22-031-00031

Owner ALEXANIAN,NICHOLAS P + ROSE T (LIFE EST)

Assessment \$239,000

PID 19005

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$180,100	\$58,900	\$239,000

Owner of Record

Owner	ALEXANIAN,NICHOLAS P + ROSE T (LIFE EST)	Sale Price	\$100
Co-Owner	ALEXANIAN,NUBAR P + NICHOLAS P JR	Certificate	
Address	16 MELROSE ST WORCESTER, MA 01605	Book & Page	52218/ 251
		Sale Date	04/15/2014
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALEXANIAN,NICHOLAS P + ROSE T (LIFE EST)	\$100		52218/ 251	1F	04/15/2014
ALEXANIAN,NICHOLAS P + ROSE T	\$0		04618/ 267		01/01/1988

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 1,674
Replacement Cost: \$240,855
Building Percent Good: 74
Replacement Cost Less Depreciation: \$178,200

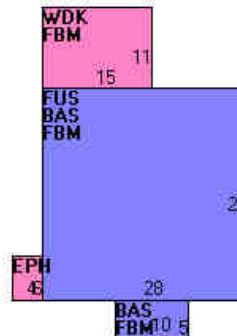
Building Attributes	
Field	Description
Style	Colonial
Model	Single Family
Grade:	Avg To Good
Stories:	2.00
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plasters
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	2
Total Rooms:	7
Base Area	812
Total Kitchens	

Building Photo



(http://images.vgsi.com/photos2/WorcesterMAPPhotos//\00\03\18\22-031-00031.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	862	862
FUS	Upper Story, Finished	812	812
EPH	Enclosed Porch	24	0
FBM	Basement, Finished	1,027	0
WDK	Wood Deck	165	0
		2,890	1,674

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1 UNITS	\$1,900	1

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone RS-7
Neighborhood 103
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 7599
Depth 721
Assessed Value \$58,900

Outbuildings

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

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$166,800	\$58,900	\$225,700
2016	\$166,400	\$42,900	\$209,300
2015	\$166,400	\$42,900	\$209,300

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