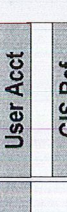


APPROAISED: 198,400/ Total Parcel 198,400
 USE VALUE: 198,400/ Total Parcel 198,400
 ASSESSED: 198,400/ Total Parcel 198,400



PROPERTY LOCATION
 No 10 Alt No JERRY ST, FITCHBURG Direction/Street/City
OWNERSHIP
 Owner 1: BONNER, KENNETH A. (ETALS) TRS Unit #:
 Owner 2: HAYES REALTY TRUST
 Owner 3: BONNER, STEVEN C. + ROBILLARD, M
 Street 1: 10 JERRY STREET
 Street 2:

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2019 316 FV 93,100 6600 879 98,700 198,400 12/3/2018
 2017 316 FV 89,900 6600 879 96,600 193,100 11/15/2017
 2018 316 FV 97,700 6200 879 94,500 198,400 11/28/2016
 2016 316 FV 94,600 6800 879 88,200 189,600 12/1/2015
 2015 316 FV 98,100 5900 879 86,100 190,100 12/8/2014
 2014 316 FV 98,100 5900 879 86,100 190,100 10/8/2013
 2013 316 FV 98,900 5900 879 86,100 190,900 12/17/2012
 2012 316 FV 105,000 5900 879 90,300 201,200 11/9/2011

PREVIOUS OWNER
 Owner 1: BONNER, KENNETH C. TRS. -
 Owner 2: HAYES REALTY TRUST -
 Street 1: 37 GOODRICH STREET
 Twn/City: LUNENBURG
 S/Prov: MA Cntry
 Postal: 01462

NARRATIVE DESCRIPTION
 This parcel contains .879 ACRES of land mainly classified as COM WHS with a INDUSTRIAL Building built about 1975, having primarily CORREG STL Exterior and 6936 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/3/1998	77-98	ADDITION	16,000				ADD 16X26	
5/1/1990	189	MANUAL	25,000				12X24ADDIT	
1/1/1989	27	MANUAL					ADDITION	
12/1/1985	705	MANUAL					ADDTN	
2/1/1980	118	MANUAL					ADDI 20X30	
12/1/1975	258	MANUAL					WORKSHOP	

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z NBD	NBHD BUS	100	water	
o	Sewer		Electri	
n	Exmpt		Exmpt	
Flood Haz:			Topo	
D	Street		Street	
s	Gas:		Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth/Price/Units	Unit Type	Land Type
316	COM WHS	38288	0 2.35 1:10.5	SQUARE F SITE	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
CONFIRMATORY	3716-208		2/12/2001	CONVIENCE	1	No	No	
SIGN REALTY COR	3005-201		5/16/1997	CONVIENCE	1	No	No	
MADONIA, JOSEPH	1119-338		10/19/1973	10,000	No	No	No	

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	FIELDREV CHG	200	TC
4/5/2017	FIELDREV CHG	200	TC
4/5/2015	ENTRY DENIED	200	TC
5/29/1995	MEAS+INSPCTD	200	TC

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.879	93,100	6,600	98,700	198,400

SEE CERT OF APPT BK 8125 PG 212;
 ACCEPT. AS TRS. BK 8192 PG 47.

PARCEL ID 58-45-0

Year	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	316	FV	93,100	6600	879	98,700	198,400	Year End Roll		12/3/2018
2017	316	FV	89,900	6600	879	96,600	193,100	Year End Roll		11/15/2017
2018	316	FV	97,700	6200	879	94,500	198,400	Year End Roll		11/28/2016
2016	316	FV	94,600	6800	879	88,200	189,600	Year End Roll		12/1/2015
2015	316	FV	98,100	5900	879	86,100	190,100	Year End		12/8/2014
2014	316	FV	98,100	5900	879	86,100	190,100	Year End		10/8/2013
2013	316	FV	98,900	5900	879	86,100	190,900	Year End		12/17/2012
2012	316	FV	105,000	5900	879	90,300	201,200	Year End		11/9/2011

TAX-DISTRICT

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
CONFIRMATORY	3716-208		2/12/2001	CONVIENCE	1	No	No	
SIGN REALTY COR	3005-201		5/16/1997	CONVIENCE	1	No	No	
MADONIA, JOSEPH	1119-338		10/19/1973	10,000	No	No	No	

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z NBD	NBHD BUS	100	water	
o	Sewer		Electri	
n	Exmpt		Exmpt	
Flood Haz:			Topo	
D	Street		Street	
s	Gas:		Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth/Price/Units	Unit Type	Land Type
316	COM WHS	38288	0 2.35 1:10.5	SQUARE F SITE	

VERIFICATION OF VISIT NOT DATA

Spec Land	Code	Appraised Value	%	Alt	Class	Use Value	Notes
98,650		98,650				98,700	

EXTERIOR INFORMATION
 Type: 33 - INDUST-ILT
 Sty Ht: 1 - 1
 (Liv) Units: 1 - 1
 Foundation: 1 - CONCRETE
 Frame: 2 - STEEL
 Prime Wall: 18 - CORREG STL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 9 - METAL
 Color: %
 View / Desir

BATH FEATURES
 Full Bath: 0 Rating: AVERAGE
 A Bath: 1 Rating: %
 3/4 Bath: 1 Rating: %
 A 3QBth: 1 Rating: AVERAGE
 1/2 Bath: 2 Rating: AVERAGE
 A HBth: 1 Rating: %
 OthrFix: 1 Rating: %

OTHER FEATURES
 Kltis: 0 Rating: NONE
 A Kltis: 1 Rating: %
 Frpl: 1 Rating: %
 WSFlue: 1 Rating: %

CONDO INFORMATION
 Location: %
 Total Units: 1 - 1ST FLOOR
 Floor: 1 - 1ST FLOOR
 % Own: %
 Name: %

DEPRECIATION
 Phys Cond: FR - Fair 55.1%
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 55.4%

INTERIOR INFORMATION
 Avg HVFL: STD
 Prim Int Wall: 5 - MINIMUM
 Sec Int Wall: 1 - DRYWALL 25%
 Partition: T - TYPICAL
 Prim Floors: 12 - CONCRETE
 Sec Floors: 4 - CARPET 25%
 Bsmnt Fir: %
 Subfloor: %
 Bsmnt Gar: %
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled: 0

COMMENTS
 KEN BON SIGN SERVICE SOLD W/ LOTS 44C + 58 OF MAP 581991, 12X24 2S ADDITION, CHING AREA ACCORDING TO PLAN BK 341 PG 20, DATED 5-3-90. DELETE 58-58-0 FOR FY02 AND COMBINE WITH THIS PARCEL.

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units
FFL	16	20	32	40	48								
GAR	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units
FFL	16	20	32	40	48								
GAR	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								
FFL	16	20	32	40	48								

GENERAL INFORMATION
 Grade: C - AVERAGE
 Year Blt: 1975 Eff Yr Blt: %
 Alt LUC: %
 Jurisdct: %
 Const: Mod: %
 Lump Sum Adj: %

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
1,066,262.96	106626296			
1,901,717.8	19017178			
21,154				
17,000				
1.00				
1,000,000.00				
1.00				
2,088.34				
11,569.4				
93,140				

MOBILE HOME
 Make: %
 Year: %
 Model: %
 Size: %
 Color: %

PARCEL ID 58-45-0

Code	Description	Area - SQ	Rate - AV	Undepr. Value	Sub %	Area	Usbl	Sub %	Area	Usbl	Type	Qu	#	Fen			
FFL	1ST FLOOR	6,232	22,210	138,420		FFL	100 OFC		FFL	100 OFC		10 M		0			
GAR	GARAGE	1,312	25,100	32,937		FFL	100 GAR		FFL	100 GAR		35 M		0			
SFL	2ND FLOOR	704	29,090	20,477		SFL	100 OFC		SFL	100 OFC		75 M		0			
Totals											Total:			191,834			
Net Sketched Area:											8,248	Gross Area		8,248	FinArea		6936

MOBILE HOME
 Make: %
 Year: %
 Model: %
 Size: %
 Color: %

PARCEL ID 58-45-0

Code	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit	Price	DI	Dep	LUC	Fact	NBF	Appr. Value	JCo	JFac	Juris. Value
85	PAVING	D	Y	1	5000	A	AV	1986	A	AV	50	316				4,700			4,700
88	FENCE-6	D	Y	1	320	A	AV	1980	A	AV	50	316				1,900			1,900
Total Yard Items: 6,600																			
Total Special Features: 6,600																			
Total: 6,600																			

MOBILE HOME
 Make: %
 Year: %
 Model: %
 Size: %
 Color: %

PARCEL ID 58-45-0

Code	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit	Price	DI	Dep	LUC	Fact	NBF	Appr. Value	JCo	JFac	Juris. Value
85	PAVING	D	Y	1	5000	A	AV	1986	A	AV	50	316				4,700			4,700
88	FENCE-6	D	Y	1	320	A	AV	1980	A	AV	50	316				1,900			1,900
Total Yard Items: 6,600																			
Total Special Features: 6,600																			
Total: 6,600																			



AssessPro Patriot Properties, Inc

IMAGE

More: N