

## 342 WEST BOYLSTON ST

**Location** 342 WEST BOYLSTON ST**Mblu** 12/ 007/ 00009/ /**Acct#** 12-007-00009**Owner** NASHEF LLC**Assessment** \$504,000**PID** 54081**Building Count** 1

### Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2023           | \$227,100    | \$276,900 | \$504,000 |

### Owner of Record

**Owner** NASHEF LLC**Sale Price** \$435,000**Co-Owner****Certificate****Address** 449 MECHANIC ST  
FITCHBURG, MA 01420**Book & Page** 55183/0168**Sale Date** 04/13/2016**Instrument** 1C

### Ownership History

| Ownership History                  |            |             |             |            |            |
|------------------------------------|------------|-------------|-------------|------------|------------|
| Owner                              | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| NASHEF LLC                         | \$435,000  |             | 55183/0168  | 1C         | 04/13/2016 |
| MCLAUGHLIN,BRIAN J                 | \$229,129  |             | 42466/0374  | 1A         | 02/26/2008 |
| MCLAUGHLIN, BRIAN J + HOWLAND, JAY | \$1        |             | 6428/0074   | 1F         | 04/05/1978 |

### Building Information

#### Building 1 : Section 1

**Year Built:** 1970  
**Living Area:** 2,544  
**Replacement Cost:** \$464,092  
**Building Percent Good:** 45  
**Replacement Cost**  
**Less Depreciation:** \$208,800

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |

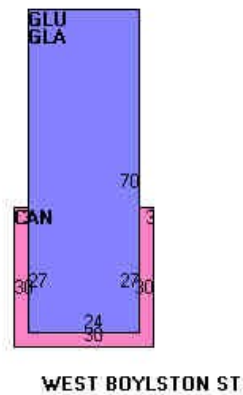
|                  |                      |
|------------------|----------------------|
| Style:           | Fast Food Restaurant |
| Model            | Commercial           |
| Grade            | AVE MASONRY          |
| Stories:         | 1                    |
| Occupancy        |                      |
| Exterior Wall 1  | Concrete Block       |
| Exterior Wall 2  |                      |
| Roof Structure   | Wood Truss           |
| Roof Cover       | Rubber Roofing       |
| Interior Wall 1  | Drywall/Shtrk        |
| Interior Wall 2  |                      |
| Interior Floor 1 | Cer/Clay/Tile        |
| Interior Floor 2 | Concrete Fin         |
| Ext. Qual.       | AVERAGE              |
| Int. Qual.       | AVERAGE              |
| Struct Class     |                      |
| Bldg Use         | REST/CLUBS MDL-94    |
| Bath Grade       |                      |
| Elevator         | 0                    |
| Sprinkler        | 0                    |
| 1st Floor Use:   | 3270                 |
| Heat/AC          | Package Unit         |
| Frame Type       | Masonry              |
| Baths/Plumbing   | Average              |
| Ceiling/Wall     |                      |
| Rooms/Prtns      |                      |
| Wall Height      | 10.00                |
| % Comn Wall      |                      |

## Building Photo



([https://images.vgsi.com/photos2/WorcesterMAPhotos//0137\\DSC03366\\_137915.JPG](https://images.vgsi.com/photos2/WorcesterMAPhotos//0137\\DSC03366_137915.JPG))

## Building Layout



([https://images.vgsi.com/photos2/WorcesterMAPhotos//Sketches/54081\\_54081.jpg](https://images.vgsi.com/photos2/WorcesterMAPhotos//Sketches/54081_54081.jpg))

| Building Sub-Areas (sq ft) |                     |            | Legend      |
|----------------------------|---------------------|------------|-------------|
| Code                       | Description         | Gross Area | Living Area |
| GLA                        | Gross Leasable Area | 1,680      | 1,680       |
| GLU                        | GLA - Upper Story   | 864        | 864         |
| CAN                        | Canopy              | 48         | 0           |
| PTO                        | Patio               | 288        | 0           |
|                            |                     | 2,880      | 2,544       |

## Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

## Land

**Outbuildings**

| Outbuildings |                |               |         | <u>Legend</u> |
|--------------|----------------|---------------|---------|---------------|
| Code         | Description    | Size          | Value   | Bldg #        |
| PAV1         | PAVING-ASPHALT | 10000.00 S.F. | \$9,000 | 1             |
| SGN1         | SIGN-1 SD W/M  | 180.00 S.F.   | \$7,000 | 1             |
| SGN1         | SIGN-1 SD W/M  | 60.00 S.F.    | \$2,300 | 1             |

**Valuation History**

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2022           | \$216,900    | \$276,900 | \$493,800 |
| 2021           | \$259,700    | \$210,800 | \$470,500 |
| 2020           | \$273,200    | \$210,800 | \$484,000 |

(c) 2022 Vision Government Solutions, Inc. All rights reserved.