

342 WEST BOYLSTON ST

Location 342 WEST BOYLSTON ST

Mblu 12/ 007/ 00009/ /

Acct# 12-007-00009

Owner NASHEF LLC

Assessment \$484,000

PID 54081

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$273,200	\$210,800	\$484,000

Owner of Record

Owner NASHEF LLC
Co-Owner
Address 449 MECHANIC ST
FITCHBURG, MA 01420

Sale Price \$435,000
Certificate
Book & Page 55183/ 168
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/ 168	1C	04/13/2016
MCLAUGHLIN, BRIAN J	\$229,129		42466/ 374	1A	02/26/2008
MCLAUGHLIN, BRIAN J + HOWLAND, JAY	\$1		6428/ 74	1F	04/05/1978

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 3,360
Replacement Cost: \$587,066
Building Percent Good: 45
Replacement Cost Less Depreciation: \$264,200

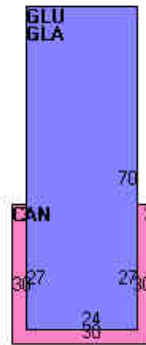
Building Attributes	
Field	Description
STYLE	Fast Food Restaurant
MODEL	Commercial
Grade	AVE MASONRY
Stories:	1
Occupancy	
Exterior Wall 1	Concrete Block
Exterior Wall 2	Glass
Roof Structure	Wood Truss
Roof Cover	Rubber Roofing
Interior Wall 1	Drywall/Shtrk
Interior Wall 2	
Interior Floor 1	Cer/Clay/Tile
Interior Floor 2	Concrete Fin
Ext. Qual.	AVERAGE
Int. Qual.	AVERAGE
Bldg Use	REST/CLUBS MDL-94
1st Floor Use:	3270
Heat/AC	Package Unit
Frame Type	Masonry
Baths/Plumbing	Average

Building Photo



(<http://images.vgsi.com/photos2/WorcesterMAPotos//\00\10\35\72.jpg>)

Building Layout



WEST BOYLSTON ST

(http://images.vgsi.com/photos2/WorcesterMAPotos//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	1,680	1,680
CAN	Canopy	252	0
		3,612	3,360

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3260
Description REST/CLUBS MDL-94
Zone BL-1
Neighborhood 2
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 20095
Depth
Assessed Value \$210,800

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT	10000 S.F.	\$9,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$265,000	\$210,800	\$475,800
2017	\$110,400	\$210,800	\$321,200
2016	\$108,100	\$204,800	\$312,900