

Key: 4910

Town of WEBSTER - Fiscal Year 2025

12/4/2024

5:40 pm

SEQ #: 4.730

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID			LOCATION			
PERKINS, PAULINE & KUZDZAL, P BIRCH ISLAND RD REALTY 125 BIRCH ISLAND RD WEBSTER, MA 01570								56-B-23-0			125 BIRCH ISLAND RD			
								TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
								PERKINS, PAULINE & KUZDZA			12/07/2001	A	100	25440-22
								KUZDZAL, PAULA A.			12/07/2001	A	100	25440-17
								PERKINS, PAULINE A.				X	06256-390-	
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
105	S	4,860	13	1.00	A	1.00	A	1.00	796,950	3.94	A	1.00	L4	10.50
												350,080		

TOTAL	4,860 SF	ZONING	LR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SI 269-282	NOTE				LAND	350,100	304,600
Infl1	AVERAGE					BUILDING	253,500	243,800
Infl2	AVERAGE					DETACHED	900	900
						OTHER	0	0
						TOTAL	604,500	549,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	40 0.60 5X40		200	7.56	900



BLDG COMMENTS
EXTRA SINK/INFO AT DOOR

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2017	RJM
MODEL	1		RESIDENTIAL	LIST	2/27/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/6/2017	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,304		
NET AREA	1,706	DETAIL ADJ	1.020	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	728	1935	36.94	26,889	CONDITION ELEM		CD	
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	728		174.71	127,192	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	322		72.10	23,217	INTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	196	1935	72.50	14,210	KITCHEN	A		
STORIES	2	1.00	FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	978	174.71		170,871	BATHS	A			
ROOMS	7	1.00	INT FINISH	1	PLASTER	1.00	E	ASH	N	ATT SHED	130	18.15		2,360	HEAT	U			
BEDROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	CRL	N	BSMT CRAWL	130	8.42		1,095	ELECT	U			
BATHROOMS	1	1.00	FUEL SOURCE	1	OIL	1.00	G	OPA	N	OPEN PORCH	96	42.00		4,032					
# 1/2 BATHS	0	1.00									H	WDK		N	WOOD DECK	168	30.80	5,174	
TOT FIXTURES	4	\$3,264																	
# UNITS	1	1.00																	

