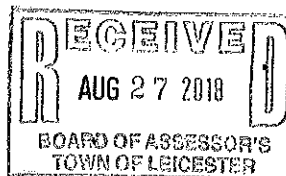


Bob Fournier
P.O. Box 367
Rochdale, MA 01542
Phone: 508-885-5232



Veteran



Fax: 774-745-8210

To: Leicester Assessors	Date: 8-23-18
Attn: Clerk	From: Bob Fournier
Fax #: 508-8927070	Pages: 1 @ 8:47 PM

Request of field cards, plan and seed
for Martins 285 Auburn St Leominster
MA

Please fax this to you

Bob Fournier

33 A1 0
Map Block Lot

1 of 1 RESIDENTIAL
CARD Town of Leicester

TOTAL ASSESSED: 376,300
128081



PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		AUBURN ST, LEICESTER

OWNERSHIP

Owner 1:	MARTINOS BEVERLY A
Owner 2:	C/O GREG MARTINOS
Owner 3:	
Street 1:	P O BOX 56
Street 2:	

Town/City:	OAKHAM
SI Prov:	MA
Postal:	01068

PREVIOUS OWNER

Owner 1:	MARTINOS - APOSTOL, BEVERLY A TR
Owner 2:	MARTINOS FAMILY REALTY TRUST -
Street 1:	1285 AUBURN ST
Town/City:	CHERRY VALLEY
SI Prov:	MA
Postal:	01611

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as 3 FAMILY with a(n) MUL TI-TNHS Building Built about 1954, Having Primarily BRICK Exterior and ASPHALT SH Roof Cover, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 17 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
105	316,700		2.300	59,600	376,300		
Total Card	316,700		2.300	59,600	376,300	Entered Lot Size	
Total Parcel	316,700		2.300	59,600	376,300	Total Land	
Source: Market Adj Cost			Total Value per SQ unit /Card: 75.94	/Parcel: 75.94		Land Unit Type:	Insp Date 08/08/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	105	TB	275,400	0	2.3	59,600	335,000	335,000	1st and 2nd billing 6/19	6/18/2018
2018	105	FV	275,400	0	2.3	59,600	335,000	335,000		10/10/2017
2017	105	TB	275,400	0	2.3	59,600	335,000	335,000	18 PRELIM	6/13/2017
2017	105	FV	275,400	0	2.3	59,600	335,000	335,000		9/20/2016
2017	105	IN	275,400	0	2.3	59,600	335,000	335,000		6/27/2016
2017	105	TB	262,900	0	2.3	74,000	336,900	336,900	1st 2nd quarter billing	5/16/2016
2016	105	FV	262,900	0	2.3	74,000	336,900	336,900	3rd 4th	11/4/2015
2016	105	TB	262,900	0	2.3	74,000	336,900	336,900	prelim billing	6/30/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst Verif	Assoc PCL Value	Notes
MARTINOS APOSTO	44851-230		9/17/2009	FAMILY	100 No	No			
MARTINOS APOSTO	27150-88		8/5/2002	FAMILY	100 No	No			
	4249-199		12/14/1961		0 No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/29/2011	11-205	MANUAL	5,290 O					REP EXIST WINDOW/W
4/22/2008	06-044	recoat	11,000 O					
4/18/2007	07-044	windows	4,668 O					
10/6/2000	00-199	MANUAL	10,000 O					replacement window

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2012	INSP T @ PMAT	107	JOHN PRESCOT
11/14/1991	IMEAS+INSPCTD	107	JOHN PRESCOT

Item Code	Descrp	%	Item Code	Descrp
Z SA	SUB AG	100	U	1
				TYPCL
0				
n				
Census:				Exmpt
Flood Haz:				
D CS	cs	100	Topo	
S			Street	
I			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infil	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
105 3 FAMILY			80000		SQUARE FISTITE			0	0.05	14,612 RA						58,450			58,400	
105 3 FAMILY			0.4636		ACRES EXCESS			0	2,600.	1,000 RA						1,205			1,200	

Total AC/Ha:	2.30005	Total SF/SM:	100190.18	Parcel LUC:	105 3 FAMILY	Prime NB Desc:	RURAL	Total:	59,655	Spl Credi:	Total:	59,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted Database: AssessPro kat 2019

EXTERIOR INFORMATION

BATH FEATURES

COMMENTS

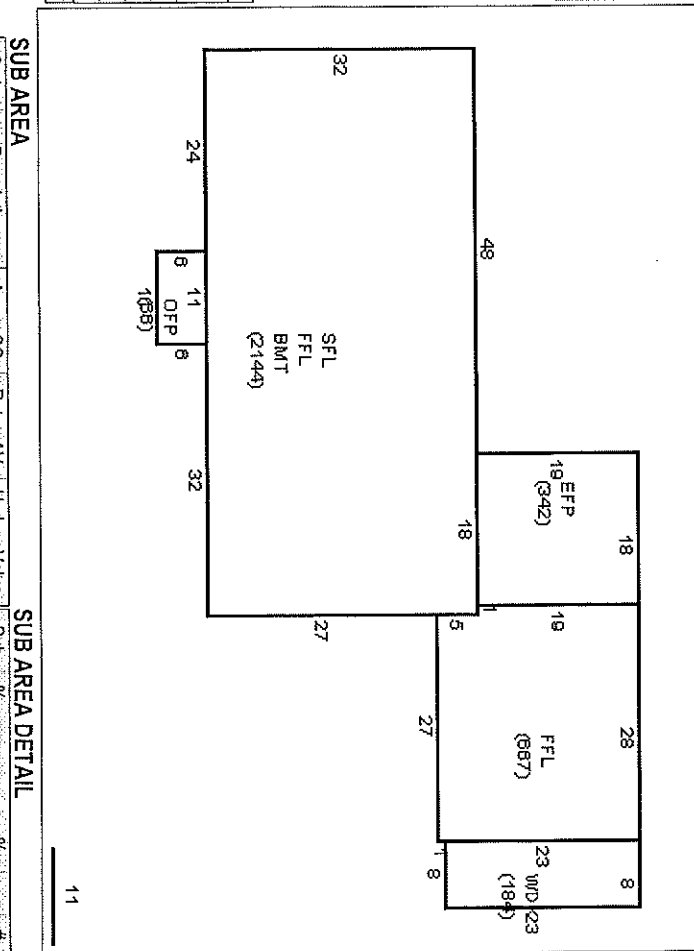
SKETCH

Type: 14 - MULTI-TNHS	Full Bath: 3	Rating: AVERAGE
Sly Ht: 2 - 2	A Bath: 1	Rating: AVERAGE
(Liv) Units: 3	3/4 Bath: 1	Rating: AVERAGE
Total: 3	A 3/4 Bath: 1	Rating: AVERAGE
Foundation: 3 - BRKSTN	1/2 Bath: 1	Rating: AVERAGE
Frame: 1 - WOOD	A Hbth: 1	Rating: AVERAGE
Prime Wall: 7 - BRICK	Other Fix: 1	Rating: AVERAGE
Sec Wall: 1		Rating: AVERAGE
Roof Struct: 2 - HIP		Rating: AVERAGE
Roof Cover: 1 - ASPHALT SH		Rating: AVERAGE
Color: 1		Rating: AVERAGE
View / Desir: 1		Rating: AVERAGE

GENERAL INFORMATION	
Grade: C - AVERAGE	CONDO INFORMATION
Year Bld: 1954	Location: 1
Alt LUC: 1	Floor: 1 - 1ST FLOOR
Jurisdct: 1	% Own: 1
Const Mod: 1	Name: 1
Lump Sum Adj: 1	

INTERIOR INFORMATION	
Avg Ht/Ft: STD	Phys Cond: GD - Good
Prim Int Wall: 2 - PLASTER	Functional: 1
Sec Int Wall: 8 - PLYWD PA	Economic: 1
Partition: 1 - TYPICAL	Special: 1
Prim Floors: 4 - CARPET	Overide: 1
Sec Floors: 1	Total: 30.4%

REMODELING	
Exterior: 1	Interior: 1
Additions: 1	Kitchen: 1
Baths: 1	Plumbing: 1
Electric: 1	Heating: 1
General: 1	



DEPRECIATION	
Basic \$: 75.00	Size Adj: 0.80898088
Const Adj: 1.00789917	Adj \$: 61.153
Other Features: 51000	Grade Factor: 1.00
Neighborhood Inf: 1.49999998	LUC Factor: 1.00
Adj Total: 455034	Depreciation: 138330
Depreciated Total: 316704	

COMPARABLE SALES	
Rate	Parcel ID
Typ	Date
Sale Price	

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	%	Descr	%	Qu	#
FLL	1ST FLOOR	2,811	61,150	171,901	26,222					
BMT	BASEMENT	2,144	12,230	26,222						
SFL	2ND FLOOR	2,144	61,150	131,112						
EFF	ENCL PORCH	342	36,690	12,549						
W/DK	WOOD DECK	184	9,470	1,888						
OPF	OPEN PORCH	66	18,350	1,211						
	Net Sketched Area:	7,691		344,683						
	Gross Area	4955		7691						
	Fin Area	4955								

SPEC FEATURES/YARD ITEMS	
Code	Description
A	V/S
QTY	Size/Dim
Qual	Com
Year	Unit Price
D/S	Dep
LUC	Fact
NB	Fa
Appr	Value
Jurisd	Value
UCod	Fac
Jurisd	Value
Parcel ID	33 A10
Image	AssessPro Patriot Properties, Inc



Bk: 44851 Pg: 230

Page: 1 of 2 09/17/2009 03:36 PM WD

RETURN TO:
 Stuart A. Hammer
 Mountain, Dearborn & Whiting LLP
 370 Main Street
 Worcester, MA 01608

QUITCLAIM DEED

We, BEVERLY A. MARTIROS and GREGORY P. MARTIROS, as Trustees of THE MARTIROS FAMILY REALTY TRUST dated June 13, 2002 and recorded in the Worcester District Registry of Deeds in Book 27150, Page 84, of Leicester, Worcester County, Massachusetts, for consideration paid, and in full consideration of less than One Hundred Dollars (\$100.00), grant to BEVERLY A. MARTIROS, individually, of 285 Auburn Street, Leicester, MA 01611, with quitclaim covenants, all of our rights, title and interest in the land and buildings in Leicester, Worcester County, Massachusetts, as set forth in a deed dated June 13, 2002 and recorded with the Worcester District Registry of Deeds in Book 27150, Page 88, as more particularly described in Exhibit A attached hereto.

WITNESS our hands and seals this eleventh day of September, 2009.


 Beverly A. Martiros, Trustee

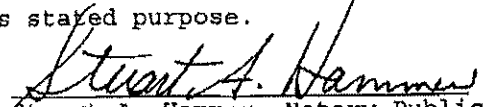

 Gregory P. Martiros, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

September 11, 2009

Then personally appeared before me the above-named GREGORY P. MARTIROS, who is personally known to me or produced a valid driver's license as identification, and acknowledged that he signed the foregoing instrument voluntarily for its stated purpose.


 Stuart A. Hammer, Notary Public
 My Commission Expires: 8/30/13



"EXHIBIT A"

Property Location:
285 Auburn Street
Leicester, MA

The land with the buildings thereon situated on the easterly side of Auburn Street in the Town of Leicester, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the southwesterly corner of the herein described premises at a point on the easterly line of Auburn Street, said point being distant N. 24 degrees, 45' E. 384 feet from a corner of stone walls at the "Orchard Lot"; this corner of walls being distant N. 24 degrees, 45' E. 402.6 feet from an angle point in the line of Auburn Street;

THENCE N. 24 degrees, 45' E. by the easterly line of Auburn Street 400.0 feet to a point at the southwesterly corner of land of H. Charles Gosselin;

THENCE S. 68 degrees, 45' E. 204.6 feet to a point;

THENCE S. 6 degrees, 00' W. 53.46 feet to a point;

THENCE S. 73 degrees, 30' E. 28.90 feet to a point at other land of the grantors, the last three courses being by land of H. Charles Gosselin;

THENCE S. 24 degrees, 45' W. by other land of the grantors 366.01 feet to a point;

THENCE N. 65 degrees, 15' W. by other land of the grantors 250.0 feet to the point of beginning.

Containing by calculation 2.296 acres of land.

Being a portion of Tract V, said tract being described in a deed recorded with the Worcester District Registry of Deeds in Book 3415, Page 260.

2)

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