

195 LEICESTER ST

Location 195 LEICESTER ST

Mblu 39/ 6/ / /

Acct# 0004016

Owner HUNTER MARK W

PBN

Assessment \$336,900

Appraisal \$336,900

PID 4016

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$173,500 | \$163,400 | \$336,900 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$173,500 | \$163,400 | \$336,900 |

Owner of Record

Owner HUNTER MARK W
Co-Owner
Address 195 LEICESTER ST
AUBURN, MA 01501

Sale Price \$204,000
Certificate
Book & Page 33756/0389
Sale Date 06/01/2004
Instrument 1A

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 912
Replacement Cost: \$231,305
Building Percent Good: 75
Replacement Cost
Less Depreciation: \$173,500

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style: | Ranch |
| Model | Residential |

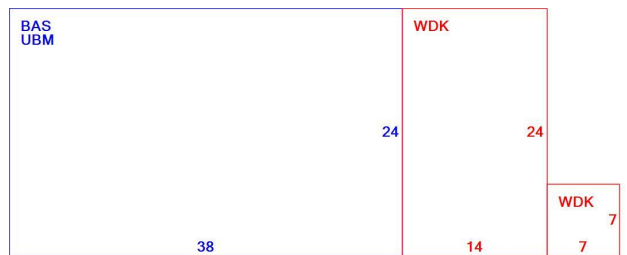
| | |
|--------------------|----------------|
| Grade: | Average |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Arch Single |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Forced Air-Duc |
| AC Type: | None |
| Total Bedrooms: | 2 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |
| Num Kitchens | 01 |
| InLaw Apt | |
| Extra Kitchens | |
| Fireplaces | 0 |
| FP Openings | 0 |
| Flue | 0 |
| Whl/HTub | 0 |
| Num Park | |
| Fireplace | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<https://images.vgsi.com/photos/AuburnMAPhotos/A00\01\31\58.jpg>)

Building Layout



([ParcelSketch.ashx?pid=4016&bid=4019](#))

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 912 | 912 |
| UBM | Basement, Unfinished | 912 | 0 |
| WDK | Deck, Wood | 385 | 0 |
| | | 2,209 | 912 |

Extra Features

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

Land

lbllndfront

Land Use

Use Code 1013
Description SFR WATER
Zone RA
Neighborhood 1140
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.25
Frontage 0
Depth 0
Assessed Value \$163,400
Appraised Value \$163,400

Outbuildings

| Outbuildings | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$156,500 | \$138,600 | \$295,100 |
| 2022 | \$128,600 | \$138,600 | \$267,200 |
| 2021 | \$108,600 | \$122,300 | \$230,900 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$156,500 | \$138,600 | \$295,100 |
| 2022 | \$128,600 | \$138,600 | \$267,200 |
| 2021 | \$108,600 | \$122,300 | \$230,900 |