

Key: 705

Town of WEBSTER - Fiscal Year 2025

12/4/2024 5:40 pm SEQ #: 671

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION			
HELLER, ROSE TRUSTEE HELLER NOMINEE TRUST 46 CROSBY ST WEBSTER, MA 01570	3-N-10-0	46 CROSBY ST			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	HELLER, ROSE TRUSTEE	03/10/1997	A	100	18658-6

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

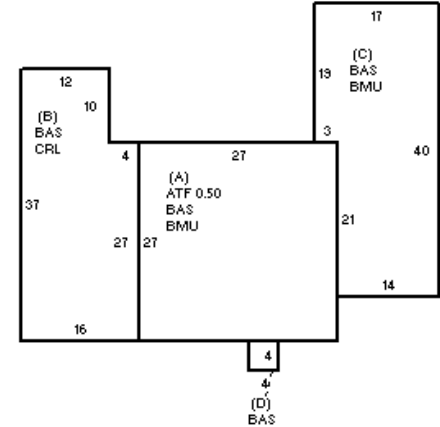
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	13,742	5	1.00	A	1.00	A	1.00	83,490	2.30	A	1.00	105	1.10							60,630

TOTAL	13,742 SF	ZONING	SFR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SI 104-135	NOTE				LAND	60,600	58,300
Inf1	AVERAGE		BUILDING	257,100	247,400			
Inf2	AVERAGE		DETACHED	12,600	12,400			
			OTHER	0	0			
			TOTAL	330,300	318,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	50 0.50	20X22		440	57.39	12,600



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2012	RJM
MODEL	1		RESIDENTIAL	LIST	12/20/2012	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/27/2012	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1930	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,141													
NET AREA	2,279	DETAIL ADJ	1.020	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,346		31.67	42,627															
\$NLA(RCN)	\$179	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	365	1930	107.12	39,100															
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	552		7.22	3,987															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,914	1930	162.84	311,678															
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 10P	1		5,853.00	5,853															
				INT FINISH	1	PLASTER	1.00																							
				HEATING/COOLING	2	HOT WATER	1.02																							
				FUEL SOURCE	1	OIL	1.00																							
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