

11010011 002
PARCEL SUB

1 of 1 CONDO
CARD 2024 Grand List

APPRaised: 224,600/ 224,600
USE VALUE: 224,600/ 224,600
ASSESSed: 224,600/ 224,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
270		KIRBY RD, BURKE

OWNERSHIP

Owner 1:	GUREL NADIDE
Owner 2:	C/O NEBI GUNASTI
Owner 3:	
Street 1:	318 SOUTH RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730
Own Occ:	T
Type:	NON-STA

PREVIOUS OWNER

Owner 1:	MONTANA BUILDING & DEVELOPMENT -
Owner 2:	-
Street 1:	714 COLRAIN ROAD
Twn/City:	GREENFIELD
St/Prov:	MA Cntry
Postal:	01301

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CABIN CONDO Building built about 2005, having primarily WOOD Exterior and 554 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR1	AG/RESID 1		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	034	034	100	Street		
t	111	111	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
17	CONDO		0		SITE ACRE SITE		1.0	0	0.	0.00	1-KR															REMOVED 12% UC	5/

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	224,600			224,600
Total Card	0.000	224,600			224,600
Total Parcel	0.000	224,600			224,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	405.12	/Parcel:	405.12

Legal Description	User Acct
CABIN # 2 ON LOT # 4	111-034-11262
Entered Lot Size	
Total Land:	0
Land Unit Type:	AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	224,600	0			224,600			7/15/2024
2023	17	GL	224,600	0			224,600			7/19/2023
2022	17	GL	148,900	0			148,900			6/9/2022
2021	17	GL	148,900	0			148,900			6/11/2021
2020	17	GL	148,900	0			148,900			7/29/2020
2019	17	GL	148,900	0			148,900			6/11/2019
2018	17	GL	148,900	0			148,900			6/11/2019
2017	17	GL	148,900	0			148,900			6/23/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTANA BUILDIN	113-309-310	2	3/3/2008		162,500	No	No		
MONTANA BUILDIN	110-285	2	10/30/2007	INTRA-CORP	290,982	No	No		PP TRUSTEE KINGDOM RIDGE TRUST SELLS TO MONTA
PACELLI,PATRICI	103-251		10/25/2005	OTHER		Yes	No		TRANSFER TO TRUST BY DONORS FOR NO ACTUAL COM
CHARTIER, KENNE	101-32		5/26/2005	OTHER	50,000	Yes	No		LOT #4, PART OF A WHOLE
	46/119		1/1/1900	OTHER		No	No		ALSO BOOK 53 PAGE 161

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2005	2005-45	NEW DWLG		C	11/13/2007		GUREL/3 BUILDINGS	

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2012	2012 CHANGE	1	NEMC
10/26/2011	INFO AT DOOR	1	NEMC
7/18/2006	GRV-GRNTD	L1	LISTERS-2006
4/10/2006	PERMIT VISIT	10	NEMC-2006

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	17	CONDO	Prime NB Desc:	KIRBY RD	Total:		Spl Credit:		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Burke2024GL

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2024

EXTERIOR INFORMATION

Type: 99 - CABIN CONDO
Sty Ht: 1H - ONE/ONE HALF
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 26 - WOOD
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 9 - METAL
Color: NATURAL
View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 2005 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
Prim Int Wall: 1 - DRYWALL
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 4 - CARPET
Sec Floors: 2 - SOFTWOO 50%
Bsmnt Flr:
Subfloor:
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: S
Heat Fuel: 3 - ELECTRIC
Heat Type: 6 - ELECTRC BB
Heat Sys: 1
% Heated: 50 % AC:
Solar HW: NO Central Vac: NO
% Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath: 2 Rating: AVERAGE
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

OTHER FEATURES

Kits: 1 Rating: AVERAGE
A Kits: Rating:
Frpl: 1 Rating: GAS FPL
WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

Location:
Total Units: 8
Floor:
% Own:
Name: MD - KIRBY RD

DEPRECIATION

Phys Cond: AV - Average 9.9%
Functional: %
Economic: %
Special: %
Override: %
Total: 9.9%

CALC SUMMARY

Basic \$ / SQ: 236.50
Size Adj.: 1.46580076
Const Adj.: 0.99000001
Adj \$ / SQ: 343.195
Other Features: 21164
Grade Factor: 1.00
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 249279
Depreciation: 24679
Depreciated Total: 224601

COMMENTS

SMALL PIECE OF ELE BB ON FFL FPLT &
WSFLUE = GAS.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMs: 3 BRs: 1 Baths: 2 HB

REMODELING

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

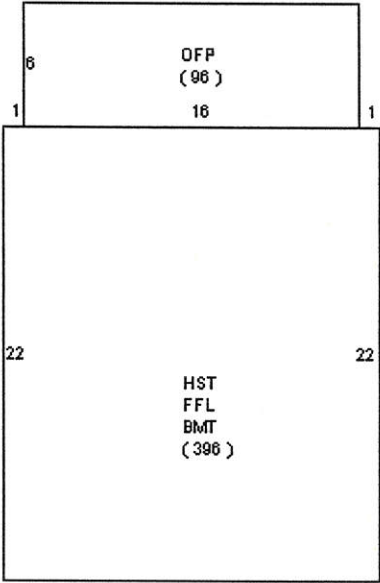
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	1	M
Totals				
1		3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor:				Before Depr: 343.20
Special Features: 0				Val/Su Net: 214.72
Final Total: 224600				Val/Su SzAd: 405.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	396	99.530	39,413
FFL	1ST FLOOR	396	343.200	135,905
HST	HALF STORY	158	291.720	46,208
OFF	OPEN PORCH	96	68.640	6,589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90 A		

Net Sketched Area:	1,046	Total:	228,115
Size Ad 554.40001	Gross Area	1284	FinArea 554

IMAGE

AssessPro Patriot Properties, Inc

