

PROPERTY LOCATION

49 MAIN ST
PEPPERELL, MA 01463

OWNERSHIP

THEMELIS, STEPHEN
PO Box 223
PEPPERELL, MA 01463-0223

Occ	N	Type
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PREVIOUS OWNER

49 MAIN STREET LLC
2 INTERNATIONAL WAY
LAWRENCE, MA 01843-1064
US

NARRATIVE DESCRIPTION

This parcel contains 0.14727 AC of land mainly classified as SERV ST with a SERVICE ST building built about 1952, having primarily VINYL Exterior and 1,232 Square Feet, with 1 Commercial Unit, 2 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	1 - TYPICL	Dis 1	PEPPERELL	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	COM	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

LAND SECTION (334)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
334	SERV ST		1	6,415		SF	SITE	1		06.25	22.54	CG	1								144,600			0		1	144,600	
Total AC/HA				0.15	Total SF/SM		6,415.00		Parcel LUC334 - SERV ST					P. NBC Desc					COM GD	Tot	144,600	Tot		0	Tot		144,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
334	124,000	38,000	0.15	144,600	306,600
Building Total	124,000	38,000	0.15	144,600	306,600
Parcel Total	124,000	38,000	0.15	144,600	306,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	248.86	Tot Val SF/Prcd	248.86

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	EX	334	124,000	38,000	0.14727	144,600	306,600	306,600	2023/LDS 11/10/22 1:05:48 P	11/29/2022
2022	TB	334	115,000	42,000	0.14727	127,200	284,200	284,200		06/08/2022
2021	EX	334	115,000	42,000	0.14727	127,200	284,200	284,200		06/01/2021
2020	PR	334	112,800	42,000	0.14727	127,200	282,000	282,000		06/18/2020
2019	EX	334	106,900	42,000	0.14727	115,700	264,600	264,600		05/02/2019
2018	FV	334	103,400	42,000	0.14727	115,700	261,100	261,100		02/01/2018
2017	FV	334	99,000	43,700	0.14727	100,000	242,700	242,700	Year End Roll	01/03/2017
2016	FV	334	95,500	43,700	0.14727	100,000	239,200	239,200	Year End Roll	12/29/2015
2015	FV	334	95,500	43,700	0.14727	100,000	239,200	239,200	Year End Roll	12/23/2014
2014	FV	334	84,200	46,800	0.14727	100,000	231,000	231,000	year end roll	12/30/2013

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

[illegible]

LEGAL DESCRIPTION

0		
0		
6	Lot Size	
	Total Land	0.15
5	Land Unit Type	AC



Patriot
PROPERTIES INC.

Abstract
GIS Coord 1
GIS Coord 1
Insp Date
09/07/2021
Print Date / Time
12/5/2022 4:10 pm
Last Date / Time
12/13/19 1:50 pm
apro
USER DEFINED
Pasco Nbhd
SEWERED
Prior Nbhd
GIS CA
PriorID1b
Comm.Distr.
Apt.Units
Web Image
PriorID2c
PriorID3c
GIS Condo Pin

