

70 COURT ST.

Location 70 COURT ST.

Map/Lot # 568/ / 041/000 000/000

Acct# 568041000000000

Owner RANALDI GENO A

Building Name

Assessment \$509,900

Appraisal \$509,900

PID 62

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$410,400	\$99,500	\$509,900
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$410,400	\$99,500	\$509,900

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RANALDI GENO A
Co-Owner
Address 21 LOW ST
NEWBURYPORT, MA 01950

Sale Price \$533,500
Book & Page 3275/0485
Sale Date 04/29/2024

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RANALDI GENO A	\$533,500	3275/0485	04/29/2024
KEENE SENIOR CITIZENS INC	\$28,000	0696/0123	07/09/1962

Building Information

Building 1 : Section 1

Year Built: 1840
Living Area: 10,472
Replacement Cost: \$1,077,030
Building Percent Good: 35
Replacement Cost
Less Depreciation: \$377,000

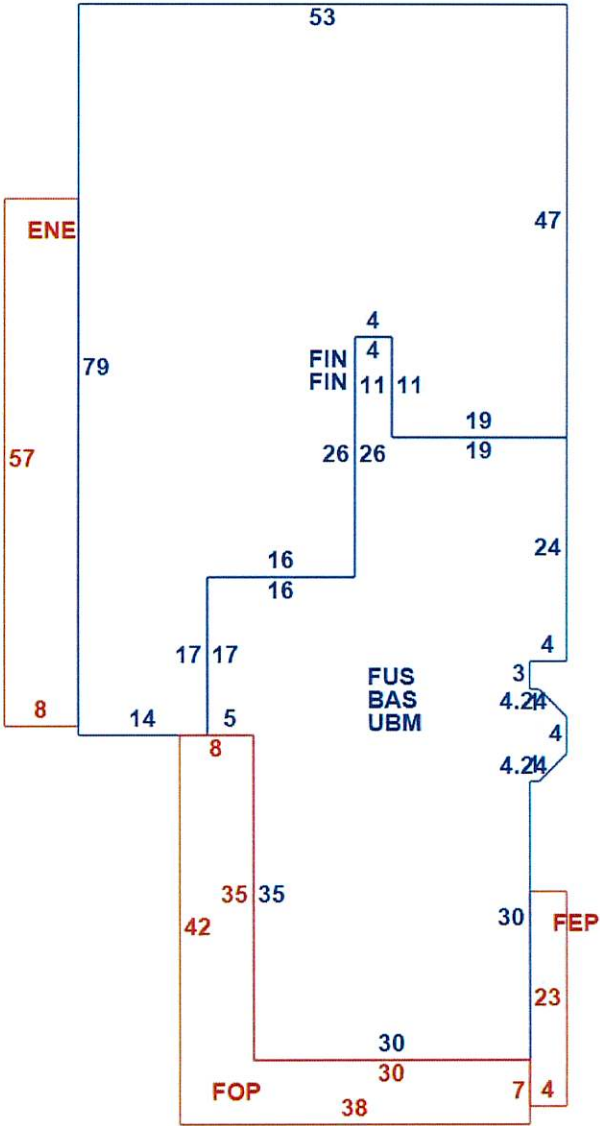
Building Attributes	
Field	Description
Style:	Fraternal
Model:	Commercial
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Clapboard
Roof Structure	Gable
Roof Cover	Slate
Interior Wall 1	Drywall/Sheetrock
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
Air Conditioning	Central
Bldg Use	Charitable Bldg
Bedrooms	
Full Baths	
Half Baths	
Frame	Wood Frame/Joist/Beam
Plumbing	Normal
Partitions	Normal
Wall Height	9.00
FBLA	
Condo Complex	
Cov Park Spaces	0

Building Photo



(https://images.vgsi.com/photos2/KeeneNHPhotos/0014/IMG_0055_1474)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FIN	Finished Area	6,270	6,270
BAS	First Floor	2,101	2,101
FUS	Framed Upper Story	2,101	2,101
ENE	Enclosed Entry	456	0
FEP	Enclosed Porch	92	0
FOP	Framed Open Porch	546	0
UBM	Unfinished Basement	2,101	0
		13,667	10,472

Building 2 : Section 1

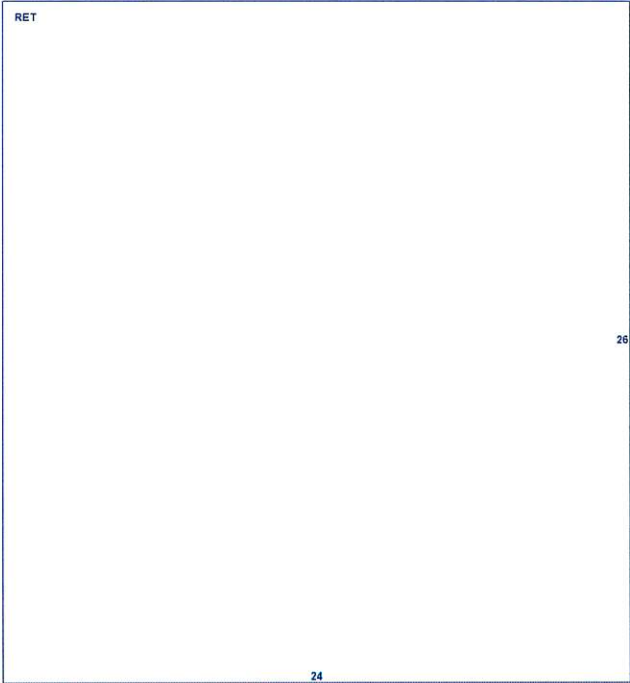
Year Built: 1930
Living Area: 624
Replacement Cost: \$65,976
Building Percent Good: 44
Replacement Cost
Less Depreciation: \$29,000

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Retail
Model:	Commercial
Grade	C-
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheetrock
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Unit Heaters
Air Conditioning	None
Bldg Use	Charitable Bldg
Bedrooms	
Full Baths	
Half Baths	
Frame	Wood Frame/Joist/Beam

Building Photo

 Building Photo
(<https://images.vgsi.com/photos2/KeeneNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=62&bid=7948)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
RET	Retail	624	624
		624	624

Plumbing	Normal
Partitions	Normal
Wall Height	9.00
FBLA	
Condo Complex	
Cov Park Spaces	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	977	Size (Acres)	0.53
Description	Charitable Bldg	Depth	
Zone	DT-T	Assessed Value	\$99,500
Category		Appraised Value	\$99,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAV1	PAVING- ASPHALT			4440.00 S.F.	\$4,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$410,400	\$99,500	\$509,900

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$410,400	\$99,500	\$509,900