

52 SCHOOL ST

Location 52 SCHOOL ST

Mblu 26/ 239/ / /

Acct# D060652001

Owner BLACK BEAR LLC

Assessment \$1,251,900

PID 589

Building Count 1

User Field 2 D652

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2018	\$667,200	\$10,900	\$14,700	\$559,100	\$1,251,900

Owner of Record

Owner BLACK BEAR LLC

Sale Price \$1,425,000

Co-Owner

Certificate

Book & Page 33206/ 159

Sale Date 06/11/2015

Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLACK BEAR LLC	\$1,425,000		33206/ 159	1U	06/11/2015
WALPOLE WOODWORKERS INC	\$1,685,000		17000/ 364	1G	08/13/2002
HIGHLAND SCHOOL ST ASSOCIATES LP	\$800,000		16140/ 512	1G	01/25/2002
INGERSOLL-DRESSER PUMP COMPANY	\$1		9686/254B		12/30/1992

Building Information

Building 1 : Section 1

Year Built: 1957

Living Area: 41,252

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Commercial
Stories:	2

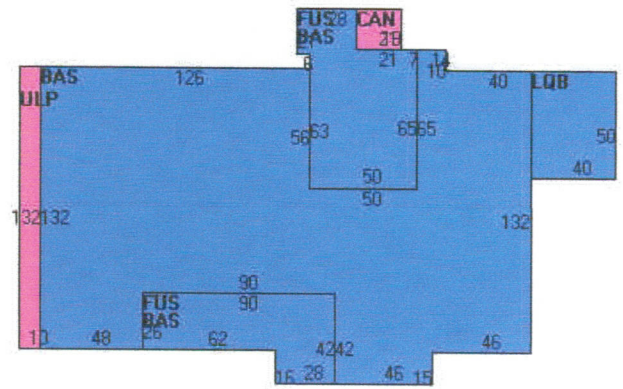
Occupancy	1
Exterior Wall	Masonry Veneer
Exterior Wall	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall	Minimum
Interior Wall	
Interior Floor	Concrete
Interior Floor	
Heating Fuel	Gas or Oil
Heating Type	Steam
AC Type	None
Bldg Use	IND WHSES
Total Rooms	
Total Bedrooms	00
Total Baths	0
1st Floor Use:	4000
Heat & AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Partitions	AVERAGE
Avg Wall Height	14
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/WalpoleMAPotos//\00\01\53\2z>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	32,670	32,670
FUS	Finished Upper Story	6,582	6,582
LQB	Low Qual Base	2,000	2,000
CAN	Canopy	399	0
ULP	Unfinished Loading Platform	1,320	0
		42,971	41,252

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS	41252 S.F.	\$10,900	1

Land

Land Use

Land Line Valuation

Use Code 4010
Description IND WHSES
Zone LM
Alt Land Appr No
Category

Size (Acres) 2.85
Depth 0
Assessed Value \$559,100

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FN4	FENCE-8' CHAIN	820 L.F.	\$2,700	1
PAV1	PAVING-ASPHALT	25000 S.F.	\$10,100	1
SGN2	DOUBLE SIDED	20 S.F.&HGT	\$200	1
LDL1	LOAD LEVELERS	2 UNITS	\$1,700	1

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2018	\$667,200	\$10,900	\$14,700	\$559,100	\$1,251,900
2017	\$660,500	\$10,900	\$14,700	\$548,300	\$1,234,400
2016	\$537,600	\$9,200	\$14,700	\$82,700	\$644,200

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