

12 COBURN AVE

Location 12 COBURN AVE

Mblu M22/ 6/ 14/ /

Acct#

Owner GREENWOOD WILLIAM A &
MARGARET M

PBN

Assessment \$335,500

Appraisal \$335,500

PID 625

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$285,900	\$49,600	\$335,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$285,900	\$49,600	\$335,500

Owner of Record

Owner GREENWOOD WILLIAM A & MARGARET M
Co-Owner
Address 12 COBURN AVE
GARDNER, MA 01440

Sale Price \$100,475
Certificate
Book & Page 21995/0225
Sale Date 10/29/1999
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GREENWOOD WILLIAM A & MARGARET M	\$100,475		21995/0225	00	10/29/1999
MALOUIN BERNARD	\$48,000		21726/0041	1S	08/12/1999
RAHAIM GARY T	\$115,000		11835/0205	00	12/27/1988
HILL DWIGHT D	\$30,000		07326/0007	00	09/22/1981

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 1,372
Replacement Cost: \$320,559
Building Percent Good: 86

Replacement Cost
Less Depreciation: \$275,700

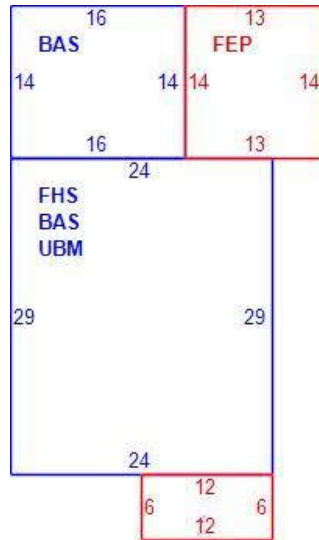
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1,25
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Laminate
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/GardnerMAPPhotos//0015\DSC00697_159

Building Layout



(ParcelSketch.ashx?)

pid=625&bid=630)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	920	920
FHS	Half Story, Finished	696	452
FEP	Porch, Enclosed, Finished	182	0
FOP	Porch, Open, Finished	72	0
UBM	Basement, Unfinished	696	0
		2,566	1,372

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 1010	Size (Sqr Feet) 16955

Description Single Fam MDL-01
Zone R1
Neighborhood
Alt Land Appr No
Category

Frontage 0
Depth 0
Assessed Value \$49,600
Appraised Value \$49,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage - A			340.00 S.F.	\$10,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$254,000	\$48,900	\$302,900
2022	\$202,300	\$37,000	\$239,300
2021	\$181,900	\$32,200	\$214,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$254,000	\$48,900	\$302,900
2022	\$202,300	\$37,000	\$239,300
2021	\$181,900	\$32,200	\$214,100