



## Property Information Request Information Update Information

File#:	BS-X01567-4608190500	Requested Date:	02/15/2024	Update Requested:
Owner:	GREENWOOD WILLIAM A & MARGARET M	Branch:		Requested By:
Address 1:	12 COBURN AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	GARDNER, MA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS Per City of Gardner Department of Zoning there are no Code Violation cases on this property.

Collector: City of Gardner Department of Zoning  
Payable: 95 Pleasant St # 125, Gardner, MA 01440  
Business# 978-632-1900

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Gardner Building Department there are Two Open Permit on this property.

1. Permit #: 3621  
Permit Type: Plumbing

2. Permit #: 3043  
Permit Type: Building

Collector: City of Gardner Building Department  
Payable: 95 Pleasant St # 125, Gardner, MA 01440  
Business# 978-632-1900

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per City of Gardner Tax Collector there are no Special Assessments/liens on the property.

Collector: City of Gardner Tax Collector  
Payable: 95 Pleasant St #118, Gardner, MA 01440  
Business# 978-630-4008

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER, SEWER & TRASH

Account #: NA

Payment Status: PAID

Status: Pvt & Lienable

Amount: \$0.00

Good Thru: NA

Account Active: YES

Collector: City of Gardner Water / Sewer Department

Payable Address: 95 Pleasant Street, Gardner, MA 01440

Business # 978-630-8195

Comments: New bills will be mailed out on 03/08/2024 in the amount of \$220.00 which are due until 04/11/2024

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

# 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

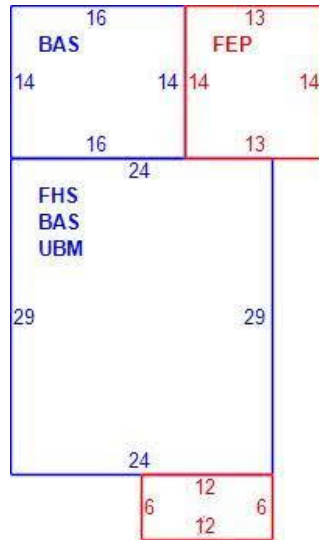
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1,25
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Laminate
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