



Property Information		Request Information		Update Information
File#:	BS-Y01935-3557365884	Requested Date:	06/27/2025	Update Requested:
Owner:	COLIN MARTIN	Branch:		Requested By:
Address 1:	53 CHRISTY AVE	Date Completed:	07/08/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	DRACUT, MA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per Town of Dracut Department of Zoning there are no Open Code Violation case on this property.</p> <p>Collector: Town of Dracut Payable Address: 62 Arlington St, Dracut, MA 01826 Business# (978) 453-0951</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
PERMITS	<p>Per Town of Dracut Department of Building there is an Open permit on this property.</p> <p>Permit #: W-7341 Permit Type: Wiring Permit</p> <p>Collector: Town of Dracut Payable Address: 62 Arlington St, Dracut, MA 01826 Business# (978) 453-0951</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
SPECIAL ASSESSMENTS	<p>Per Town of Dracut Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Dracut Payable Address: 62 Arlington St, Dracut, MA 01826 Business# (978) 453-0951</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO



## UTILITIES

Water  
Account: #22568  
Status - Pvt & Liable  
Amount Due: \$134.69  
Due Date: NA  
Payment Status: Delinquent  
Collector: Dracut Water Department  
Address: 59 Hopkins St, Dracut, MA 01826  
Phone# (978) 957-0441

Sewer  
Account: #22568  
Status - Pvt & Liable  
Amount Due: \$152.42  
Due Date: 07/14/2025  
Payment Status: DUE  
Collector: Town of Dracut Utility Billing  
Address: 62 Arlington St, Dracut, MA 01826  
Phone# (978) 957-0371

Garbage  
Garbage Private Hauler with Lien Status and balance Unknown.

53 CHRISTY AV

Location 53 CHRISTY AV

Mblu 18/ / 51/ /

Acct# 00358225

Owner MARTIN COLIN (TE)

Assessment \$424,700

PID 1939

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$225,500	\$199,200	\$424,700

Owner of Record

Owner	MARTIN COLIN (TE)	Sale Price	\$154,900
Co-Owner	DEBORAH A. MARTIN	Certificate	
Address	53 CHRISTY AV	Book & Page	10239/0272
	DRACUT, MA 01826	Sale Date	06/25/1999
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARTIN COLIN (TE)	\$154,900		10239/0272	00	06/25/1999
GROBLEWSKI DANIEL P	\$0		01637/0410		

Building Information

Building 1 : Section 1

Year Built:	1959
Living Area:	1,140
Building Percent Good:	65
Replacement Cost	
Less Depreciation:	\$221,500

Building Attributes	
Field	Description
Style:	Ranch

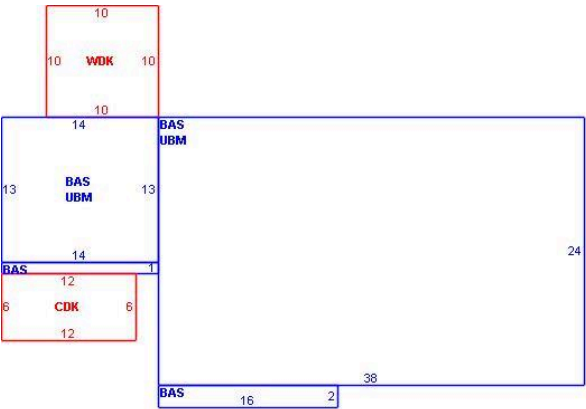
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



([https://images.vgsi.com/photos/DracutMAPhotos/\A0026\P1030126\\_26350](https://images.vgsi.com/photos/DracutMAPhotos/\A0026\P1030126_26350))

Building Layout



([ParcelSketch.ashx?pid=1939&bid=1882](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,140	1,140
CDK	COMPOSITE DECK	72	0
UBM	Basement, Unfinished	1,094	0
WDK	Deck, Wood	100	0
		2,406	1,140

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$2,600	1

Land

Land Use

Use Code 1010  
Description SINGLE FAMILY  
Zone R1  
Neighborhood  
Alt Land Appr No  
Category

Land Line Valuation

Size (Sqr Feet) 15000  
Frontage 0  
Depth 0  
Assessed Value \$199,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			160.00 S.F.	\$1,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$225,500	\$199,200	\$424,700
2024	\$218,900	\$189,700	\$408,600
2023	\$188,600	\$165,000	\$353,600

**Town of Dracut - Utility Billing**  
**62 Arlington St.**  
Dracut MA 01826-3935  
Billing 978 957-0371

**Balance Statement**  
**for Utility**  
**as of July 14, 2025**

MARTIN COLIN  
DEBORAH A MARTIN  
53 CHRISTY AVE  
DRACUT, MA 01826

**Account** 60004650  
**Parcel** 18-0-51  
**Property Location** 53 CHRISTY AV

**Pay This Amount** **\$152.42**

**Account** 60004650  
**Owner** MARTIN COLIN  
DEBORAH A MARTIN

**Parcel** 18-0-51  
**Property Location** 53 CHRISTY AV

**Account Charges**

Receivable	Billed	Credits	Remainder	Due
SEWER	\$10,940.00	\$10,790.00	\$150.00	\$150.00
Interest	\$0.00	\$931.58	\$0.00	\$2.42
S DEMAND	\$340.00	\$340.00	\$0.00	\$0.00
	\$11,280.00	\$12,061.58	\$150.00	\$152.42

**Payment Address**

Town of Dracut  
62 Arlington St.  
Dracut MA 01826-3935  
  
Pay Online [www.dracutma.gov](http://www.dracutma.gov)  
Or Pay By Phone 508 381-5455  
  
Hours:  
Mon, Wed, Thru 8:30-4:30  
Tues 8:30 - 7:00 Fri 8:30 - 1:00

**Transactions**

Transaction Type	Date	Amount
Payment	3/10/2025	\$465.62
Transfer Out	8/1/2024	(\$1.15)
Transfer In	8/1/2024	\$1.15
Payment	6/26/2024	\$678.49
Lien To Real Estate	12/5/2023	\$162.25
		\$1,306.36

**Account Balance as of July 14, 2025**

**\$152.42**