

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)
Co-Owner DEBORAH A. MARTIN
Address 53 CHRISTY AV
DRACUT, MA 01826

Sale Price \$154,900
Certificate
Book & Page 10239/0272
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

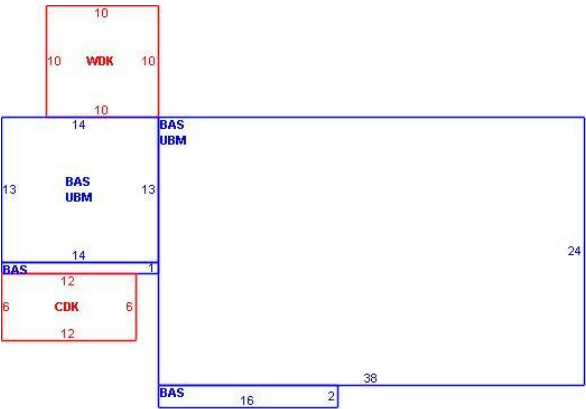
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
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)

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