# 32 ORCHARD DR

Location 32 ORCHARD DR Mblu 00R-10/65A-57///

Acct# 00R-10 65A-57 Owner MCCLELLAND FERGAL J

PBN CONDOMINIUM Assessment \$643,500

**Appraisal** \$643,500 **PID** 2782

**Building Count** 1

#### **Current Value**

Appraisal				
Valuation Year Improvements Land Total				
2023	\$643,500	\$0	\$643,500	
	Assessment			
Valuation Year	Improvements	Land	Total	
2023	\$643,500	\$0	\$643,500	

#### **Owner of Record**

Owner MCCLELLAND FERGAL J
Co-Owner MCCLELLAND LINDSEY A

Address 32 ORCHARD DR

STOW, MA 01775

**Sale Price** \$458,000

**Certificate** 460200 **Book & Page** 70858/140

**Sale Date** 04/12/2018

Instrument 00

## **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCCLELLAND FERGAL J	\$458,000	460200	70858/140	00	04/12/2018
WAI KEE WAI	\$10	416400	64076/306	1F	08/14/2014
QUAN LOCK J	\$520,331	0	49354/497	00	04/27/2007
STOW VILLAGES LLC	\$0	0	0/0	00	10/25/2006

#### **Building Information**

### **Building 1: Section 1**

Year Built: 2007 Living Area: 2,258 Replacement Cost: \$663,354 97

**Building Percent Good:** 

**Replacement Cost** 

Less Depreciation: \$643,500

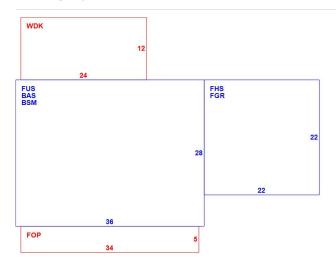
Less Depreciation: \$643,500			
Building Attributes			
Field	Description		
Style	Condominium		
Model	Res Condo		
Stories	2		
CDU	Good CDU		
Occupancy			
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Floor 1	Hardwood		
Interior Floor 2			
Heat Fuel	Gas		
Heat Type	Forced Air-Duc		
AC Type	Central		
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	1		
Total Rooms	7		
Bathroom Style	Average		
Kitchen Style	Average		
Extra Kitchens	0		
Kitchen Func			
Primary Bldg Use			
Exterior Wall 1	Vinyl Siding		
Basement	Full		
Park Type			
House Color	Natural		
Park Tandem	0		
WB FPL Stacks	0		
Num Part Bedrm			
Base Flr Pm			
Unfinished Area	0		
Pct Low Ceiling			
Unit Locn			
Special Feature	Unknown		
Family Room(s)	0		

## **Building Photo**



(https://images.vgsi.com/photos/StowMAPhotos/\PICTURE\00285101.JPC

### **Building Layout**



### (ParcelSketch.ashx?pid=2782&bid=2782)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FUS	Finished Upper Story	1,008	1,008
FHS	Half Story - Finished	484	242
BSM	Basement	1,008	0
FGR	Garage	484	0
FOP	Open Porch	170	0
WDK	Wood Deck	288	0
		4,450	2,258

Brick Size 2         0           Stone Size 1         0           Stone Size 2         0           Grade         C           Stories:         0           Residential Units:         0           Exterior Wall 1:         Exterior Wall 2:           Roof Structure         Image: Comparition of the property of the pro	Brick Size 1	0
Stone Size 1         0           Stone Size 2         0           Grade         C           Stories:         0           Residential Units:         0           Exterior Wall 1:         Exterior Wall 2:           Roof Structure         Image: Comparition of the property of the propert		
Stone Size 2         0           Grade         C           Stories:         0           Residential Units:         0           Exterior Wall 1:		
Grade         C           Stories:         0           Residential Units:         0           Exterior Wall 1:		
Stories:         0           Residential Units:         0           Exterior Wall 1:		
Residential Units:         0           Exterior Wall 1:	Grade	С
Exterior Wall 1:  Exterior Wall 2:  Roof Structure  Roof Cover  Cmrcl Units:  0  Res/Com Units:  0  Section #:  0  Parking Spaces  0  Section Style:  0  Foundation  Security:  Cmplx Cnd  Xtra Field 1:  Remodel Ext:  Super  Grade  B  In-Law Apts  0  Rec Room  0  MTL FPL Stacks  1  Fin Bsmt Area  0  Attic  Basement Area  1008  Bsmt Garage  Unheated Area  WB FPL Openings  0   Carel  Care	Stories:	0
Exterior Wall 2:  Roof Structure  Roof Cover  Cmrcl Units:  0  Res/Com Units:  0  Parking Spaces  0  Section Style:  0  Foundation  Security:  Cmplx Cnd  Xtra Field 1:  Remodel Ext:  Super  Grade  B  In-Law Apts  0  Rec Room  MTL FPL Stacks  1  Fin Bsmt Area  0  Attic  Basement Area  1008  Bsmt Garage  Unheated Area  WB FPL Openings  0   Carde  In-Law Apte  In-Law Ap	Residential Units:	0
Roof Structure  Roof Cover  Cmrcl Units: 0 Res/Com Units: 0 Section #: 0 Parking Spaces 0 Section Style: 0 Foundation Security: Cmplx Cnd Xtra Field 1: Remodel Ext: Super Grade B In-Law Apts 0 Rec Room 0 MTL FPL Stacks 1 Fin Bsmt Area 0 Attic Basement Area Bsmt Garage Unheated Area  WB FPL Openings 0  WB FPL Openings 0  Carde  Index I	Exterior Wall 1:	
Roof Cover         0           Cmrcl Units:         0           Res/Com Units:         0           Section #:         0           Parking Spaces         0           Section Style:         0           Foundation	Exterior Wall 2:	
Cmrcl Units:         0           Res/Com Units:         0           Section #:         0           Parking Spaces         0           Section Style:         0           Foundation	Roof Structure	
Res/Com Units:       0         Section #:       0         Parking Spaces       0         Section Style:       0         Foundation          Security:          Cmplx Cnd          Xtra Field 1:          Remodel Ext:          Super          Grade       B         In-Law Apts       0         Rec Room       0         MTL FPL Stacks       1         Fin Bsmt Area       0         Attic       None         Basement Area       1008         Bsmt Garage       0         Unheated Area       0         WB FPL Openings       0         Bath Remodel       No	Roof Cover	
Section #:         0           Parking Spaces         0           Section Style:         0           Foundation            Security:            Cmplx Cnd            Xtra Field 1:            Remodel Ext:            Super            Grade         B           In-Law Apts         0           Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Cmrcl Units:	0
Parking Spaces         0           Section Style:         0           Foundation            Security:            Cmplx Cnd            Xtra Field 1:            Remodel Ext:            Super            Grade         B           In-Law Apts         0           Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Res/Com Units:	0
Section Style:         0           Foundation	Section #:	0
Foundation         Security:           Cmplx Cnd	Parking Spaces	0
Security:         Cmplx Cnd           Xtra Field 1:	Section Style:	0
Cmplx Cnd         Xtra Field 1:           Remodel Ext:         Super           Grade         B           In-Law Apts         0           Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Foundation	
Xtra Field 1:       Remodel Ext:         Super       B         Grade       B         In-Law Apts       0         Rec Room       0         MTL FPL Stacks       1         Fin Bsmt Area       0         Attic       None         Basement Area       1008         Bsmt Garage       0         Unheated Area       0         WB FPL Openings       0         Bath Remodel       No	Security:	
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Super         B           In-Law Apts         0           Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Xtra Field 1:	
Grade         B           In-Law Apts         0           Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Remodel Ext:	
In-Law Apts       0         Rec Room       0         MTL FPL Stacks       1         Fin Bsmt Area       0         Attic       None         Basement Area       1008         Bsmt Garage       0         Unheated Area       0         WB FPL Openings       0         Bath Remodel       No	Super	
Rec Room         0           MTL FPL Stacks         1           Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Grade	В
MTL FPL Stacks       1         Fin Bsmt Area       0         Attic       None         Basement Area       1008         Bsmt Garage       0         Unheated Area       0         WB FPL Openings       0         Bath Remodel       No	In-Law Apts	0
Fin Bsmt Area         0           Attic         None           Basement Area         1008           Bsmt Garage         0           Unheated Area         0           WB FPL Openings         0           Bath Remodel         No	Rec Room	0
Attic None  Basement Area 1008  Bsmt Garage 0  Unheated Area 0  WB FPL Openings 0  Bath Remodel No	MTL FPL Stacks	1
Basement Area 1008  Bsmt Garage 0  Unheated Area 0  WB FPL Openings 0  Bath Remodel No	Fin Bsmt Area	0
Bsmt Garage 0 Unheated Area 0 WB FPL Openings 0 Bath Remodel No	Attic	None
Unheated Area 0  WB FPL Openings 0  Bath Remodel No	Basement Area	1008
WB FPL Openings 0  Bath Remodel No	Bsmt Garage	0
Bath Remodel No	Unheated Area	0
	WB FPL Openings	0
Kitchen Remodel No	Bath Remodel	No
	Kitchen Remodel	No

#### **Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

#### Land Use **Land Line Valuation Use Code** 1020 Size (Acres) Description Condo Frontage Zone Depth I,B Neighborhood Assessed Value \$0 Alt Land Appr Appraised Value \$0 Category

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

## **Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$499,300	\$0	\$499,300
2021	\$466,300	\$0	\$466,300
2020	\$449,700	\$0	\$449,700

Assessment			
Valuation Year Improvements Land Total			
2022	\$499,300	\$0	\$499,300
2021	\$466,300	\$0	\$466,300
2020	\$449,700	\$0	\$449,700

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