Property Location 378 ASHBY RD | Map ID 70/ 16/ / / | Bldg Name | State Use 1013
Vision ID 3640 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/24/2025 7:50:08 P

CURRENT OWNER

OSBORNE JANET C

532 HOSMER STREET

MARLBORO MA 01752

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	5 Well	1 Paved	2 Suburban
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID

PRECINC
HEART
FREEZE

PHOTO

GIS ID M_168448_936608

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES BLDG	1013	113,300	113,300
RES LAND	1013	203,600	203,600
	Total	316,900	316,900

301

ASHBURNHAM, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
OSBORNE JANET C	2706	0183	05-12-1995	U	I	100	1A
OSBORNE WILLIAM B	0989	0205	05-17-1966	U	I	0	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1013	113,300	2025	1013	109,700	2024	1013	109,700
	1013	203,600		1013	203,600		1013	203,100
	Total	316,900		Total	313,300		Total	312,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

WHITE IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	110,600
Appraised Xf (B) Value (Bldg)	2,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	203,600
Special Land Value	0
Total Appraised Parcel Value	316,900
Valuation Method	C
Total Appraised Parcel Value	316,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-28-2022	DH	03		PR	PERIODIC
11-16-2016	CR	02		PR	PERIODIC
08-31-2009	RC			43	Change Reinspection
09-12-2008	CS	02		R	Revaluation on site Review
09-09-1998	MB			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1013	SFR WATER M	RB			60,000	SF	0.83	4.00000	6	1.00		1.000	WF	1.0000	3.32	199,200
1	1013	SFR WATER M	RB			0.870	AC	5,000.00	1.00000	0	1.00		1.000		1.0000	5,000	4,400

Total Card Land Units 2.25 SF | Parcel Total Land Area 2.25 | Total Land Value 203,600

FY2026 Assessment as of January 1st 2025

Property Location	378 ASHBY RD		Map ID	70/ 16/ / /		Bldg Name	State Use 1013
Vision ID 3640		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/24/2025 7:50:09 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	Seasonal/Camp
Model	01	Residential
Grade:	03	Average
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	04	Single Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	6	6 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

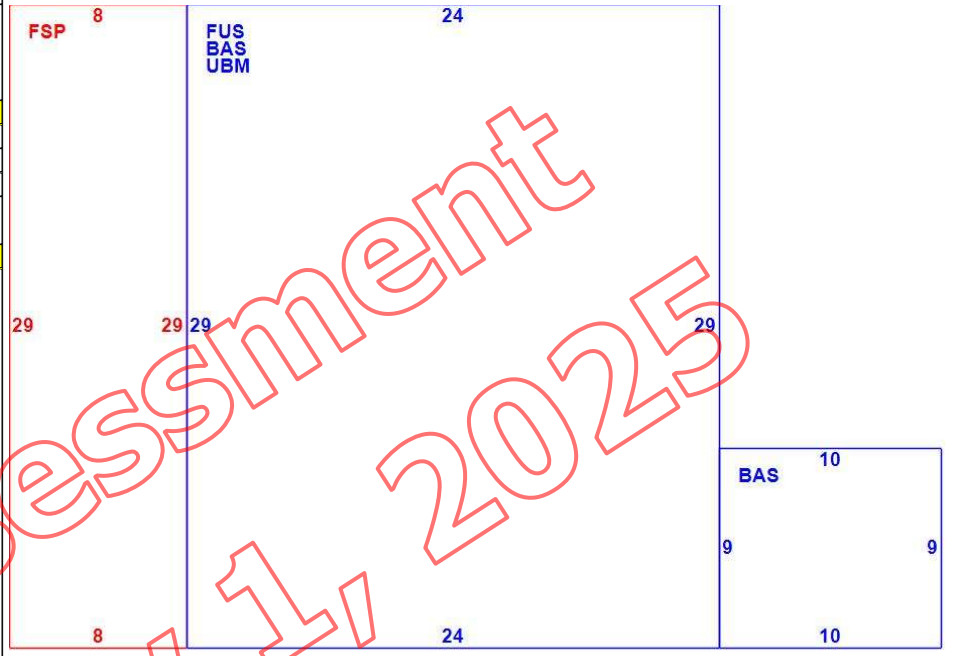
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	190,684
Year Built	1919
Effective Year Built	1969
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	42
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	58
RCNLD	110,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	1	4600.00	1966		58		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	786	786	786	113.57	89,266
FSP	Screen Porch	0	232	58	28.39	6,587
FUS	Upper Story, Finished	696	696	696	113.57	79,045
UBM	Basement, Unfinished	0	696	139	22.68	15,786
	Ttl Gross Liv / Lease Area	1,482	2,410	1,679		190,684



FY2026 Assessment as of January 1, 2025