Property Location 1 RUSSELL HILL RD | Map ID 34/ 8/ / / | Bldg Name | State Use 1030
Vision ID 1449 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/24/2025 2:02:57 P

CURRENT OWNER

CHRISTIANSEN JOHN E JR

1 RUSSELL HILL ROAD

ASHBURNHAM MA 01430

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_167454_932162

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES BLDG	1030	76,400	76,400
RES LAND	1030	52,900	52,900
RES OB	1030	2,400	2,400
	Total	131,700	131,700

301

ASHBURNHAM, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CHRISTIANSEN JOHN E JR	1001	0280	02-06-1967	U	I	100	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1030	76,400	2025	1030	76,400	2024	1030	75,500
	1030	52,900		1030	52,900		1030	52,600
	1030	2,400		1030	2,400		1030	2,400
	Total	131,700		Total	131,700		Total	130,500

EXEMPTIONS

Year	Code	Description	Amount
2012	901	CL41C-ELDERLY	1000.00
2013	901	CL41C-ELDERLY	1000.00
2014	901	CL41C-ELDERLY	1000.00
		Total	15,800.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	76,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	52,900
Special Land Value	0
Total Appraised Parcel Value	131,700
Valuation Method	C
Total Appraised Parcel Value	131,700

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

WHITE IA

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
10-05-2022	DH	03		PR	PERIODIC
09-02-2014	CH	02	1	00	Measur+Listed
09-23-2008	LQ	02		R	Revaluation on site Review
12-14-2004	RC			43	Change Reinspection
05-07-1998	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	1030	Mobile Hom	RB			60,000	SF	0.83	1.00000	3	1.00		1.000			1.0000	0.83	49,800
1	1030	Mobile Hom	RB			0.620	AC	5,000.00	1.00000	0	1.00		1.000			1.0000	5,000	3,100

Total Card Land Units 2.00 SF | Parcel Total Land Area 2.00 | Total Land Value 52,900

FY2026 Assessment as of January 1st 2025

Property Location	1 RUSSELL HILL RD		Map ID	34/ 8/ / /		Bldg Name	State Use 1030
Vision ID 1449		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/24/2025 2:02:58 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	20	Mobile Home
Model	02	Mobile Home
Grade:	03	Average
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	26	Aluminum Sidng
Exterior Wall 2	13	Pre-Fab Wood
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	14	Carpet
Interior Flr 2	06	Inlaid Sht Gds
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	5	
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

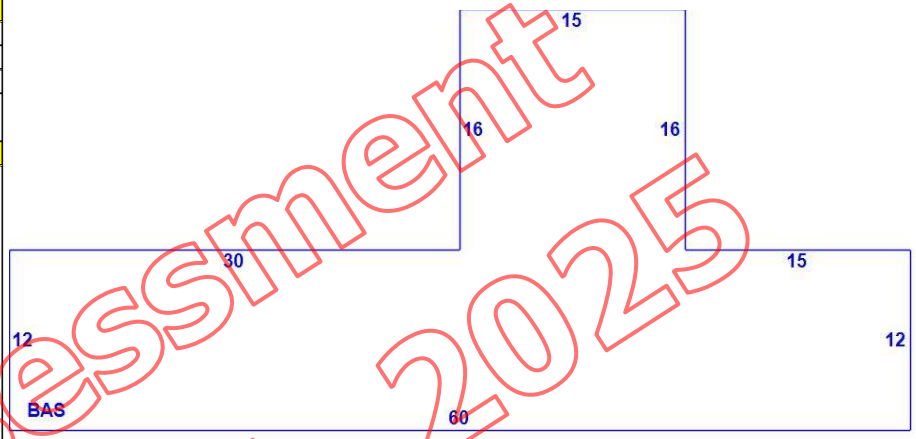
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	109,171
Year Built	1970
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	76,400
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
SHD1	SHED FRAME	L	192	15.00	1950		31		0.00	900
SHD1	SHED FRAME	L	110	15.00	2009		90		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	113.72	109,171
	Ttl Gross Liv / Lease Area	960	960	960		109,171

FY2026 Assessment as of January 1, 2025