

June 18, 2020

**APPLICATION FOR
SITE PLAN REVIEW**

For

**MIDDLESEX SCHOOL
TRANSITIONAL HOUSING**
1400 Lowell Road
Concord, Massachusetts 01742

Prepared for:

MIDDLESEX SCHOOL

Prepared by:

NITSCH ENGINEERING, INC.
2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Project #13517

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ATTACHMENT A

APPLICATION FORMS

Site Plan Review Application
Site Plan Review Application Checklist
Abutters List Request Form
Legal Notice Form

Town of Concord
Department of Planning
&
Land Management
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3290
Fax: (978) 318-3291



Site Plan Review Application

Planning Department Use Only

Application Number: _____

Date Stamped Received

1 Location

<u>1400</u> No.	<u>Lowell Road</u> Street	<u>1533</u> Parcel	<u>3F</u> Map
Name	Address	Telephone No.	Fax No:
Owner(s): <u>Steve McKeown</u>	<u>Middlesex, 1400 Lowell Road, Concord, MA</u>	<u>978-317-1019</u>	
Applicant: <u>Steven Ventresca Nitsch Engineering, 2 Center Plaza, Boston, MA 02108</u>			
<u>857-206-8714</u>			

2 Zoning Information

Zoning District(s): Residence AA

Total Site Area (acres or s.f.): 289.85 acres Lot Frontage (ft.): 3,000 ft +

Present Use: Institutional Proposed Use: Institutional

Property located in a Historic District? Yes No Wetlands Conservancy District? Yes No

Flood Plain Conservancy District? Yes No Groundwater Conservancy District? Yes No

Is any zoning relief being requested? Yes No If Yes, explain: _____

Property identified in the Open Space Plan? Yes No Historic Resource Plan? Yes No

3 Proposed Project

Provide a brief narrative of the project description:

"Middlesex School is proposing to construct a transient residential building to support the opening of school in the Fall, 2020 in light of the COVID-19 pandemic. Middlesex School is grappling with a range of operational adjustments related to COVID-19. One of those is how to accommodate increased residential capacity for students as the school looks to restrict pairing student's in double occupancy rooms, maintain enrollment, and provide a level of flexibility in the event out of state students are required to quarantine upon arrival. When the Covid-19 emergency is over, the structure would be re-purposed as a faculty housing unit in a more permanent location. At that point the school would seek another site plan approval."

Ground coverage by buildings and pavement:

Existing: _____ s.f. _____ % of site
Additional Proposed: _____ s.f. _____ % of site
Total Proposed: _____ s.f. _____ % of site

Gross floor area (GFA):

Existing: _____ s.f.
Additional Proposed: _____ s.f.
Total Proposed: 4,289 s.f.

Breakdown of proposed use(s) by GFA:

<u>Use</u>	<u>GFA (7'3" in height or greater)</u>
Residential	First Floor: 2,213 s.f.
	Second Flr: 2,075 s.f.
	Total: 4,289 s.f.

Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc.:

The building is designed to house eleven (11) students in the event they need to be quarantined.

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal and recreational facilities:

The project will have no effect on public services in Concord. The building is being built to house existing students who may need to be quarantined due to CoVID 19, there is no increase in student population or demand for public services associated with this project.

4 Supplemental Information

Parking Space(s): Existing: 401 Additional Proposed: 0 Total Proposed: 379
Loading Space(s): Existing: N/A Additional Proposed: N/A Total Proposed: N/A

How many vehicles are used for business and parked on site: N/A

Estimated traffic flow within the site: N/A A.M. Peak N/A P.M. Peak

Estimated traffic flow on streets adjacent to the site: N/A A.M. Peak N/A P.M. Peak

Proposed Water Supply: Yes If Town water, estimated demand (gals/day): N/A

Are water conservation measures proposed? Yes No

If Yes, explain: _____

Proposed Sewage Disposal: Yes If Town sewer, estimated demand (gallons/day): N/A

Amount of grading (cubic yards): 0 cut 0 fill

Will the project require the removal of soils from the site? Yes No

If Yes, how may cubic yards and where is soil being relocated: _____

Project require the removal of any trees greater than 2" or major screening vegetation? Yes No

If Yes, explain: _____

Is proposed work located within 25 ft. or 100 ft. of a wetland and/or 200 ft. of a river or stream?

If Yes, explain how and what measures are taken to mitigate impacts: N/A

Has a permit been applied for under M.G.L.Chapter 131, Wetlands Protection Act? Yes No

5 Applicant Notification

The application shall be filled out completely and in accordance with the Planning Board Procedures for Site Plan Review and Site Plan Review Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In the case of Site Plan Approval, the following points, based on Section 7.7.3.5 of the Concord Zoning Bylaw, shall be identified and factually supported on the plan and/or at the hearing and considered by the Planning Board:

- (a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers, and preservation of views, light and air;
- (b) Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly;
- (c) Adequacy of the methods of disposal of refuse and other waste resulting from the uses permitted on the site;
- (d) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
- (e) Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky.
- (f) Relationship of structures and open spaces to the natural landscape, existing buildings, and other community assets in the area and compliance with other requirements of the Zoning Bylaw; and
- (g) Impact on the Town's resources including the effect on the Town's water supply and distribution system, sewage collection and treatment, fire protection, and streets; and may impose such appropriate conditions, limitations, and safeguards as will insure compliance with the terms of approval.

Applicant is advised to review the Concord Zoning Bylaw, Rules of the Planning Board, and the Concord Public Works Design Standards and Construction Specifications prior to filing an application and prior to appearing before the Board at a public hearing.

6 Certification

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): *Matthew E. Corwin* Date: 6/18/20
Madison School Date: 6/18/20

Applicant: *Steven Ventresca* Date: _____
 Date: 6/18/2020

** The signature of the property owner(s) is required for the application to be accepted.



TOWN OF CONCORD PLANNING BOARD

141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Amended Filing Reqmts:
You will need to file
3 copies of the
application
with all of the
supporting
documentation,
2 set of the full size
plans and
2 sets of 11x17 of the
plans and the legal
notice form.
You will also need to
provide all of the
documents
and plans on a flash
drive.

Site Plan Review Application Checklist

(2 pages)

- ◆ Applicants must submit the following: [See Amended requirements from Town Planner](#)
 - ☒ Seventeen (17) copies of the completed application & supporting material
 - ☒ Ten (10) full-size copies of the site plan showing all requested information
 - ☒ Nine (9) copies of an 11" x 17" reduction of the site plan
 - ☒ Fourteen (14) copies of elevations and floor plans of any proposed structures, **5 full & 9 (11"x17")**
 - N/A ☐ Four (4) copies of stormwater management reports, if applicable
 - ☒ Eighteen (18) copies of all supportive materials
 - ☒ One (1) copy of the Abutters List Request form stamped by the Assessor's Office
- ◆ Unless waived by the Planning Board, **ALL** plans must be prepared by a MA. Registered Professional Engineer and/or Reg. Landscape Architect and Reg. Land Surveyor for property line determinations.
- ◆ The Plan must contain at least the following information:
 - ☒ Title information and Project name and address
 - ☒ Developer and/or designer's name & contact information, including email address
 - ☒ Date of plan and all revisions
 - ☒ Scale, North arrow, and other reference points
 - ☐ Locus plan at 1,000' scale showing property in relation to the Town, including zoning districts
 - ☒ Locus map at one inch equals four hundred feet (1" = 400')
 - ☐ Names of abutters and relation of site to abutting properties
 - ☒ Existing and proposed topography at two (2) foot intervals
 - ☒ Existing and proposed roadways, driveways, loading and parking areas, walkways and sidewalks
 - ☒ Existing and proposed curbing type, location and details
 - ☒ Existing and proposed easements and right of ways
 - ☒ Existing and proposed street and site lighting and details
 - ☒ Existing and proposed drainage measures and drainage computations, stamped and signed by a P.E.
 - ☒ Provisions for water and electric services and sewage disposal, including location of connections to street service where applicable
 - ☒ Setbacks, buffer areas, areas not to be disturbed by construction, and no cut/no build areas
 - ☒ Method and location of refuse storage and disposal
 - ☐ Location of fire hydrants and/or fire alarm boxes, as required

- ☒ Location of all structures on site, including outside dimensions of ground floor of buildings
- ☒ Location, type, size and age of any underground storage tanks

- ◆ In addition, the site plan should show the following landscaping details, preferably on a separate sheet:
 - ☐ Location and spacing of existing and proposed plant material
 - ☐ Numbers, sizes and types of plant materials
 - ☐ Notation of plants to be removed
 - ☐ Proposed treatment of all ground surfaces (paving, gravel, grading, turf, etc.)

- ◆ For new construction, a description of erosion and sedimentation control measures, including location and specifications of temporary and permanent measures and a schedule of operations indicating the starting and completion dates for each phase of construction shall accompany the plan.

Instructions

This form is to be completed by the Applicant and submitted to the Assessor's Office, 24 Court Lane, at the same time that the Applicant submits the required number of copies of a complete ZBA Application to the Town Clerk. The Assessor's Office will calculate the number of Abutters to the property while you wait. The charge per Abutter is \$1.00 and must be paid to the Assessor's Office at that time. The Assessor's Office will later submit the list of Abutters to the ZBA Office and that Office will mail the Abutter Notices on the appropriate date. If the property abuts any neighboring Towns, the Applicant must also provide a certified abutter's list from that Town's Assessing Office.

Date of Request:

Name of Person Requesting List:

Telephone Number:

Property Address Requested:

Parcel Number(s):

I am submitting an Application to the:

- Zoning Board of Appeals
- Planning Board

For Assessors Use Only

Date Processed:

Amount Paid:

Signature:

Instructions

This Application requires a notice of a public hearing. Legal notices are currently submitted to the Concord Journal for publication. **Note:** A delay in the publication of the legal notice may cause a delay in the opening of the public hearing.

Name: Middlesex School
c/o Steven McKeown

Address: 1400 Lowell Road, Concord, MA 01742

Telephone Number: 978-318-1019

E-Mail: smckeown@mxschool.edu

Date: June 18, 2020

I hereby acknowledge responsibility for payment of the required legal notice to the Concord Journal.

Signature:



For Billing Inquiries Please Contact:

COMMUNITY NEWSPAPER COMPANY

The Concord Journal
Legal Notice Department

Phone: 781-433-7902

Fax: 781-433-1702 or 781-453-6650

ATTACHMENT B
PROJECT NARRATIVE

PROJECT NARRATIVE TABLE OF CONTENTS

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1.0 PROJECT OVERVIEW

On behalf of the Applicant, Middlesex School (the School), Nitsch Engineering in filing the enclosed Application for Site Plan Review (SPR) with the Concord Planning Board (the Board). Middlesex School is proposing to construct a transient residential building to support the opening of school in the Fall, 2020 in light of the COVID-19 pandemic. Middlesex School is grappling with a range of operational adjustments related to COVID-19. One of those is how to accommodate increased residential capacity for students as the school looks to restrict pairing student's in double occupancy rooms, maintain enrollment, and provide a level of flexibility in the event out of state students are required to quarantine upon arrival. When the Covid-19 emergency is over, the structure would be repurposed as a faculty housing unit in a more permanent location. At that point the school would seek another site plan approval.

The modular building contains 11 bedrooms and will connect to the existing campus utilities. The modular building will be placed on the existing parking lot to the east of the Athletic Center. The modular building will not impact any resource areas or increase impervious area.

The Middlesex School is located in the Residence AA Zoning District. The project falls under Section 11.8.7 Site Plan Review for educational uses under the Concord Zoning Bylaw (ZBL). The project does not require any variances from the ZBL.

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The 289±-acre Middlesex campus is located at 1400 Lowell Road in Concord, Massachusetts (Figure 1 – USGS Locus Map and Figure 2 – Aerial Locus Map). The site is bounded by Lowell Road to the west, Batemans Pond to the south and open area owned by the school to the east. The entrance to the school is located off Lowell Road with internal roadway circulation to various campus buildings including administration, classrooms, and dormitories. The campus contains pockets of parking areas at some buildings, a large gravel parking area west of the Athletic Center and smaller paved parking lot to the west of the Athletic Center. The School is serviced by municipal water but the sewer system is privately owned by the School and under a Massachusetts Department of Environmental Protection (MASSDEP) discharge permit. The Project is located at the northeast corner of the core campus area. The existing site is a paved parking lot to the east of the existing Athletics Center.

2.2 Proposed Conditions

The School proposes to construct an 11-bedroom, two-story transitional housing modular building. The modular building will sit above the pavement by one (1) foot on a steel truss system and will provide an accessible ramp and stairs to the entrance which will be about two (2) feet above existing grade. The School is not increasing bedroom counts with this project. The School will close 11 existing bedrooms on other parts of the school. This means that water and sewer flows for the School will not increase. The school is not changing the finished grade of the parking lot as part of this project.

Water and sewer services will connect to existing mains on campus. Work proposed for the modular building installation and utilities are not within any resource areas. Land disturbance for the water and sewer installation will be on paved areas or within landscaped areas away from any wetland buffer zones. Because the modular building will be located entirely on the parking lot there is no increase in impervious surfaces.

2.3 Vehicular Circulation and On-Site Parking

Access to the school is provided by two driveways off Lowell Road; one entrance on the north side of campus and one entrance on the south side of campus. Most of the site parking is located on the north side of the campus on either side of the Athletic Center. Internal roadways allow cars to travel through the campus from one entrance to the other entrance and to gain access to campus buildings. Site parking can be found in the “Acorn” gravel parking lot to the east of the Athletic Center and the paved parking where the project is proposed, to the west of the Athletic Building. There are smaller areas of parking located at various buildings throughout the campus. The new modular building will temporarily displace about 22 parking spaces on the parking lot to the east of the Athletic Center. Additional parking to compensate for the displaced parking can be found on the “Acorn” stone dust parking lot which will accommodate teacher and visitor parking. The School has available parking for 379 vehicles after installation of the modular building, which is above the minimum requirement of 223 parking spaces.

2.4 Utility Infrastructure

Sanitary Sewer

The School is connected to its own treatment plant across from Lowell Road. A new 4-inch sewer service is proposed in the parking lot which will connect to an existing 4-inch sewer stub on the north side of the parking lot. A clean out will be installed at the connection point. The average daily flow to the School sewage treatment plant is 28,100 gallons per day (gpd). This project will not increase sewer flows to the School’s sewage treatment plant.

Water (Domestic and Fire Protection)

The School will install a 1.5-inch PEX (plastic) domestic water service and 4-inch ductile iron fire protection service to the modular building. The domestic and fire services will be separate and connect to an existing 12-inch water main behind Ware Hall. The project will not increase water consumption for the campus.

Stormwater Management

Stormwater for this project will not be increased because the modular building will be placed on existing impervious areas and outside any wetland buffer zones. Water from the building roof will be directed to the pavement toward existing catch basins in the parking lot. Stormwater entering the catch basins will be directed to existing water quality units prior to discharge.

Natural Gas

Natural gas service is not required for this project.

Electrical Service

Electric service to the modular building will be fed from a new underground conduit off of an existing electrical vault at the corner of the Athletic Center. The modular unit will use electric heat.

2.5 Environmental Considerations

FEMA Flood Zone

According to the MassGIS National Flood Hazard Layer (Community Panel Number 25017C0376F), Zone X. The Project site does not contain any regulated flood zones (Figure 3 - FEMA Map)

NHESP Priority and Estimated Habitat

Based on the 13th Edition of the Natural Heritage Atlas, effective August 1, 2017, the Project site is not located within designated Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. The NHESP does indicate certified vernal pools located more than 250-feet from the modular building location. (Figure 4 – Natural Heritage and Endangered Species Program Map).

Wetland Resource Areas

The project site is bordered to the north and east by a Bordering Vegetated Wetland. The project will not place the modular building within the wetland buffer zone that is shown on the plan. The project location is not within a Wetland Conservation Overlay.

2.6 Snow Removal

Generally, snow will be moved to the edge of the parking lot and walkways into grass and landscaped areas as part of the regular snow removal operations. Additionally, the Owner will comply following specific requirements:

- Snow shall not be stockpiled in wetland resource areas or drainage system components.
- In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.
- Deicing chemicals shall be stored inside the building and shall be used at exterior stairs and walkways.
- Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and snow removal procedures.

2.7 Site Lighting

Site lighting will only be building mounted fixtures at the modular building's entrances. A cut sheet of the fixture is provided under Figures Section. The lighting fixture is Dark Sky compliant. No other site lighting is proposed for this project.

3.0 SITE PLAN REVIEW

The Middlesex School is located in the Residence AA A Site Plan Review and approval process is required per Zoning Bylaw (ZBL) Section 11.8.7. The following Site Plan Review criteria were considered:

3.1 Proposed Building Bulk and Height

The proposed gross square footage of the proposed modular building is 4,289 GSF: 2,213 GSF on the first floor and 2,075GSF on the second floor.

Per ZBL the maximum height for buildings in the Residence AA Districts is 35-feet, the proposed modular building will be 20-feet, 8-inched high, well under the regulations.

3.2 Method and Location of Refuse Storage and Disposal

Trash and recycling bins will be located in the modular building and will be disposed of as part of the regular cleaning maintenance and operation of the School.

3.3 Zoning Table

The Zoning requirements for the School are provided in the table below. This project is in compliance with the ZBL for Residence AA District.

Zoning Table: 1400 Lowell Road, Concord, MA

Zoning District: Residentail AA			
	Allowed	Existing	Proposed
Use	Institutional	Institutional	Institutional
Min. Lot Area (sf)	80,000	12,625,866	12,625,866
Min. Lot Frontage (ft)	200	3,000+	3,000+
Min. Lot Width (ft)	160	>160	>160
Min. Front Yard (ft)	40	>40	>40
Min. Side Yard(ft)	15	>15	>15
Min. Rear Yard (ft)	Lesser of 30' or 25% of lot depth	>30'	>30'
Corner Clearance (ft)	10	>10	>10
Max Height (ft)	35	-	20'-8"
Max Lot Coverage (%)	-	-	-
Max FAR	.24+(1200 / actual lot area in sq. ft)	<0.24	<0.24
Min. Parking Requirements*	223	401**	379***

*Institutional Use- One (1) Space per staff member plus one (1) space per classroom: 163 Staff Members and 60 classrooms = 223 parking spaces

**There are 231 paved parking spaces on campus and an additional 170 parking spaces in a stone dust parking lot

***The proposed work will take up 22 of the paved parking spaces

ATTACHMENT C
PROPERTY INFORMATION

Assessor's Data Sheet

1400 LOWELL RD

Location 1400 LOWELL RD

Mblu 3F/ 1533/ / /

Acct# 178

Owner MIDDLESEX SCHOOL

Assessment \$70,432,300

Appraisal \$70,432,300

PID 178

Building Count 33

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$61,383,700	\$9,048,600	\$70,432,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$61,383,700	\$9,048,600	\$70,432,300

Owner of Record

Owner MIDDLESEX SCHOOL
Co-Owner
Address PO BOX 9122
CONCORD, MA 01742

Sale Price \$1
Certificate
Book & Page 7674/0598
Sale Date 12/01/1900
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MIDDLESEX SCHOOL	\$1		7674/0598	00	12/01/1900

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 2,080
Replacement Cost: \$741,548
Building Percent Good: 77
Replacement Cost
Less Depreciation: \$571,000

Building Attributes

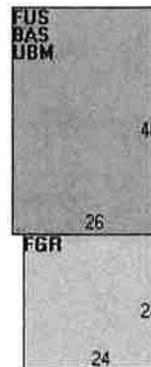
Field	Description
STYLE	Churches
MODEL	Industrial
Grade	05
Stories:	2
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-96
Total Rooms	
Total Bedrms	04
Total Baths	2.5
Usrflid 218	
Usrflid 219	
1st Floor Use:	9041
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPhotos/A0100\21\82.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos/Sketches/178_178.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,040	1,040
FUS	Upper Story, Finished	1,040	1,040
FGR	Garage	576	0
UBM	Basement, Unfinished	1,040	0
		3,696	2,080

Building 2 : Section 1

Year Built: 1954
Living Area: 3,478
Replacement Cost: \$972,469
Building Percent Good: 80
Replacement Cost Less Depreciation: \$778,000

Building Attributes : Bldg 2 of 33	
Field	Description

Style	Colonial
Model	Residential
Grade:	07
Stories:	2 Stories
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

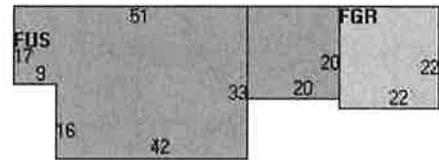
Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//default.jpg>)

Building Layout

UBM[1540]



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7763.jf)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,939	1,939
FUS	Upper Story, Finished	1,539	1,539
FGR	Garage	484	0
UBM	Basement, Unfinished	1,540	0
		5,502	3,478

Building 3 : Section 1

Year Built:

1902

Building Photo

Living Area: 15,100
Replacement Cost: \$4,715,701
Building Percent Good: 70
Replacement Cost Less Depreciation: \$3,301,000

Building Attributes : Bldg 3 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	3.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	4
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

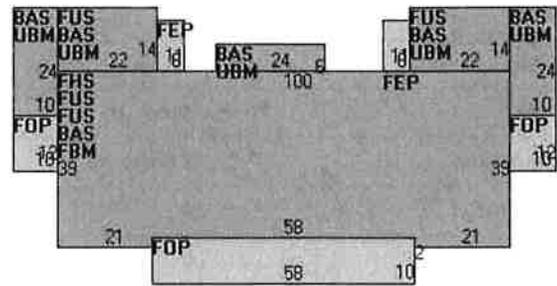
Building 4 : Section 1

Year Built: 1917
Living Area: 10,143
Replacement Cost: \$3,130,581



(<http://images.vgsi.com/photos2/ConcordMAPPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos/Sketches/178_7764.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	8,184	8,184
BAS	First Floor	5,024	5,024
FHS	Half Story, Finished	3,784	1,892
FBM	Basement, Finished	3,784	0
FEP	Porch, Enclosed	132	0
FOP	Porch, Open	820	0
UBM	Basement, Unfinished	1,240	0
		22,968	15,100

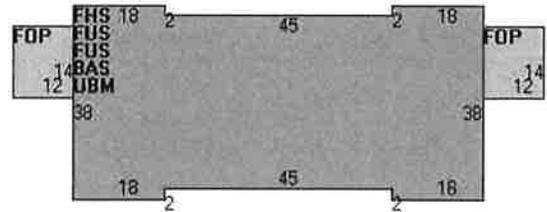
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$2,191,400

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos/Sketches/178_7765.jr)

Building Attributes : Bldg 4 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	3.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	5
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	5,796	5,796
BAS	First Floor	2,898	2,898
FHS	Half Story, Finished	2,898	1,449
FOP	Porch, Open	336	0
UBM	Basement, Unfinished	2,898	0
		14,826	10,143

Building 5 : Section 1

Year Built: 1954
Living Area: 1,826
Replacement Cost: \$521,098
Building Percent Good: 80

Replacement Cost

Less Depreciation: \$416,900

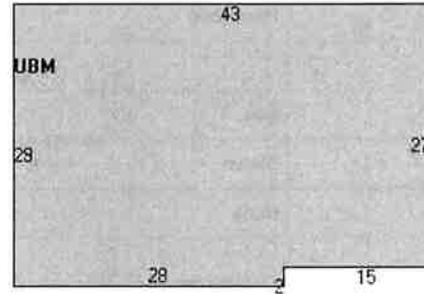
Building Attributes : Bldg 5 of 33	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	07
Stories:	1 1/2 Stories
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	

Building Photo



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Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7766.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,217	1,217
FHS	Half Story, Finished	1,217	609
UBM	Basement, Unfinished	1,217	0
		3,651	1,826

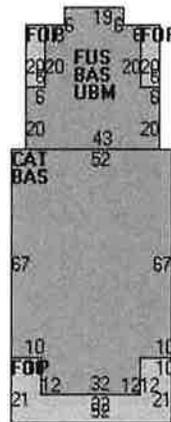
Building 6 : Section 1

Year Built: 1924
Living Area: 7,056
Replacement Cost: \$2,212,736
Building Percent Good: 70
Replacement Cost Less Depreciation: \$1,548,900

Building Attributes : Bldg 6 of 33	
Field	Description
STYLE	Churches
MODEL	Industrial
Grade	07
Stories:	1
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	1
Usrflid 218	
Usrflid 219	
1st Floor Use:	904I
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

Building Photo

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Building Layout

(http://images.vgsi.com/photos2/ConcordMAPPhotos/Sketches/178_7767.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,462	5,462
FUS	Upper Story, Finished	1,594	1,594
CAT	Cathedral Ceiling	3,868	0
FOP	Porch, Open	948	0
UBM	Basement, Unfinished	1,594	0
		13,466	7,056

Building 7 : Section 1

Year Built: 1930
Living Area: 10,234
Replacement Cost: \$2,996,762
Building Percent Good: 70
Replacement Cost Less Depreciation: \$2,097,700

Building Attributes : Bldg 7 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	3.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	4
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

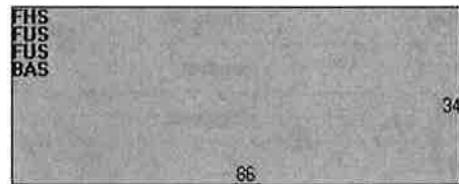
Building Photo



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Building Layout

UBM[2312]



(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7768.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	5,848	5,848
BAS	First Floor	2,924	2,924
FHS	Half Story, Finished	2,924	1,462
UBM	Basement, Unfinished	2,312	0
		14,008	10,234

Building 8 : Section 1

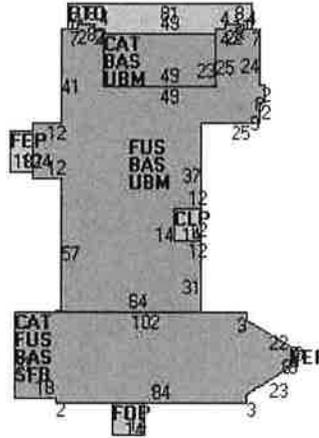
Year Built: 1916
Living Area: 28,449
Replacement Cost: \$9,240,884
Building Percent Good: 75
Replacement Cost Less Depreciation: \$6,930,700

Building Photo



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Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos/Sketches/178_7769.jp)

Building Attributes : Bldg 8 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	08
Stories:	2
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	5
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	13,055	13,055
FUS	Upper Story, Finished	11,928	11,928
SFB	Base, Semi-Finished	4,332	3,466
CAT	Cathedral Ceiling	5,459	0
CLP	Loading Platform	168	0
FEP	Porch, Enclosed	204	0
FOP	Porch, Open	196	0
PTO	Patio	957	0
UBM	Basement, Unfinished	8,723	0
		45,022	28,449

Building 9 : Section 1

Year Built: 1904
Living Area: 5,400
Replacement Cost: \$1,868,444
Building Percent Good: 70
Replacement Cost Less Depreciation: \$1,307,900

Building Attributes : Bldg 9 of 33	
Field	Description
STYLE	Hospital
MODEL	Commercial
Grade	05
Stories:	2
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	9
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

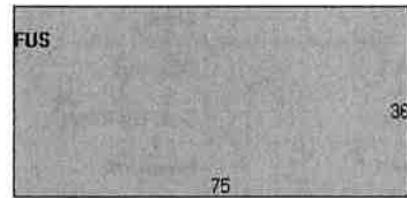
Building Photo



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Building Layout

UBM[675]



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,700	2,700
FUS	Upper Story, Finished	2,700	2,700
UBM	Basement, Unfinished	675	0
		6,075	5,400

Building 10 : Section 1

Year Built: 1972
Living Area: 1,902
Replacement Cost: \$426,709
Building Percent Good: 74
Replacement Cost Less Depreciation: \$315,800

Building Photo

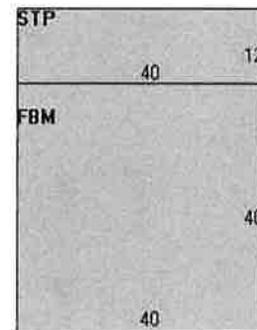


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Building Layout

EAF[864]

FEP[170]



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7771.jp)

Building Attributes : Bldg 10 of 33	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	05
Stories:	1
Occupancy	
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	4
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,600	1,600
EAF	Attic, Expansion, Finished	864	302
FBM	Basement, Finished	1,600	0
FEP	Porch, Enclosed	170	0
STP	Stoop	480	0
		4,714	1,902

Building 11 : Section 1

Year Built: 1950
Living Area: 37,276
Replacement Cost: \$9,789,423
Building Percent Good: 70
Replacement Cost Less Depreciation: \$6,852,600

Building Attributes : Bldg 11 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	1
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	9
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



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Building Layout

BAS[37276]

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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	37,276	37,276
		37,276	37,276

Building 12 : Section 1

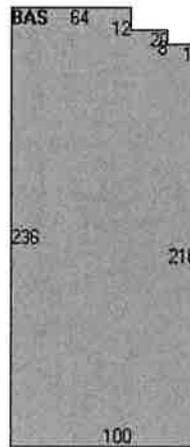
Year Built: 1961
Living Area: 23,040
Replacement Cost: \$1,017,999
Building Percent Good: 75
Replacement Cost Less Depreciation: \$763,500

Building Photo



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Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7773.jf)

Building Attributes : Bldg 12 of 33	
Field	Description
STYLE	Ind Warehouse
MODEL	Industrial
Grade	05
Stories:	1
Occupancy	
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
Usrflid 218	
Usrflid 219	
1st Floor Use:	904I
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	23,040	23,040
		23,040	23,040

Building 13 : Section 1

Year Built: 1904
Living Area: 9,912
Replacement Cost: \$3,045,208
Building Percent Good: 70
Replacement Cost Less Depreciation: \$2,131,600

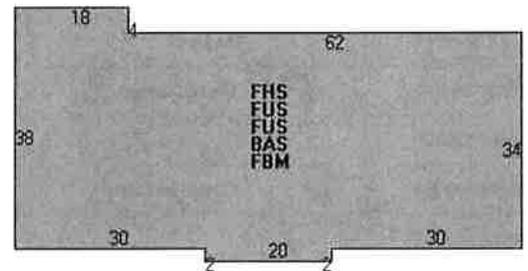
Building Attributes : Bldg 13 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	3.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	5
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

Building Photo



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Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7774.jf)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	5,664	5,664
BAS	First Floor	2,832	2,832
FHS	Half Story, Finished	2,832	1,416
FBM	Basement, Finished	2,832	0
		14,160	9,912

Building 14 : Section 1

Year Built: 1917
Living Area: 2,028
Replacement Cost: \$575,285
Building Percent Good: 75
Replacement Cost Less Depreciation: \$431,500

Building Attributes : Bldg 14 of 33	
Field	Description
Style	Colonial
Model	Residential
Grade:	07
Stories:	2 Stories
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	

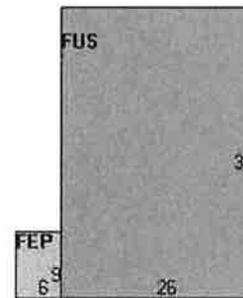
Building Photo



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Building Layout

UBM[253]



(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7775.jf)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,014	1,014
FUS	Upper Story, Finished	1,014	1,014
FEP	Porch, Enclosed	54	0
UBM	Basement, Unfinished	253	0
		2,335	2,028

Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building 15 : Section 1

Year Built: 1968
Living Area: 12,932
Replacement Cost: \$625,547
Building Percent Good: 77
Replacement Cost
Less Depreciation: \$481,700

Building Attributes : Bldg 15 of 33	
Field	Description
STYLE	Ind Warehouse
MODEL	Industrial
Grade	05
Stories:	2
Occupancy	
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
Usrflid 218	
Usrflid 219	
1st Floor Use:	9041
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME

Building Photo



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Building Layout

BAS[6466]

FUS[6466]

(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7776.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,466	6,466
FUS	Upper Story, Finished	6,466	6,466
		12,932	12,932

Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

Building 16 : Section 1

Year Built: 1960
Living Area: 3,373
Replacement Cost: \$1,074,688
Building Percent Good: 75
Replacement Cost Less Depreciation: \$806,000

Building Attributes : Bldg 16 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE

Building Photo



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Building Layout

BAS[3373]

(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7778.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,373	3,373
		3,373	3,373

Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building 17 : Section 1

Year Built: 1911
Living Area: 30,989
Replacement Cost: \$8,750,738
Building Percent Good: 70
Replacement Cost Less Depreciation: \$6,125,500

Building Attributes : Bldg 17 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	3
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS

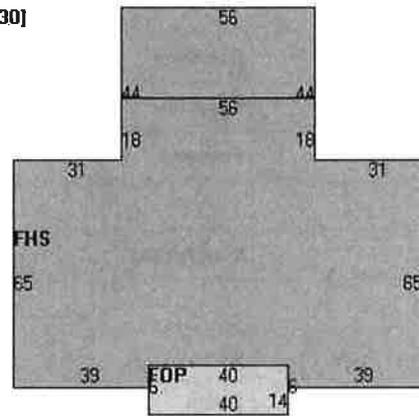
Building Photo



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Building Layout

UBM[8430]



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7779.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	16,876	16,876
BAS	First Floor	9,894	9,894
FHS	Half Story, Finished	8,438	4,219
FOP	Porch, Open	560	0
UBM	Basement, Unfinished	8,430	0
		44,198	30,989

Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

Building 18 : Section 1

Year Built: 1974
Living Area: 23,560
Replacement Cost: \$6,187,304
Building Percent Good: 79
Replacement Cost Less Depreciation: \$4,888,000

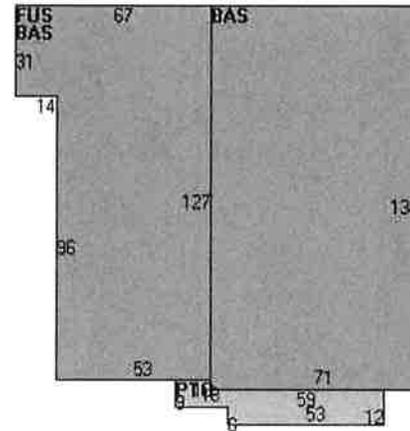
Building Attributes : Bldg 18 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2
Occupancy	
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	Central
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	5
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos/Sketches/178_7780.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	16,395	16,395
FUS	Upper Story, Finished	7,165	7,165
PTO	Patio	780	0
		24,340	23,560

Wall Height	12.00
% Comn Wall	

Building 19 : Section 1

Year Built: 1907
Living Area: 13,709
Replacement Cost: \$4,242,930
Building Percent Good: 70
Replacement Cost Less Depreciation: \$2,970,100

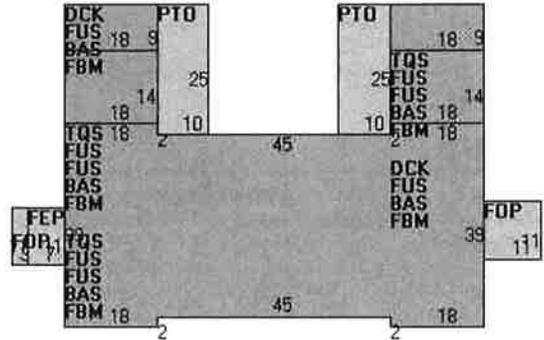
Building Attributes : Bldg 19 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	3.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	4
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos/Sketches/178_7781.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	7,290	7,290
BAS	First Floor	3,807	3,807
TQS	Fin 1/4 story	3,483	2,612
DCK	Deck	324	0
FBM	Basement, Finished	3,807	0
FEP	Porch, Enclosed	77	0
FOP	Porch, Open	154	0
PTO	Patio	500	0
		19,442	13,709

% Corn Wall

Building 20 : Section 1

Year Built: 1907
Living Area: 17,519
Replacement Cost: \$4,197,923
Building Percent Good: 70
Replacement Cost Less Depreciation: \$2,938,500

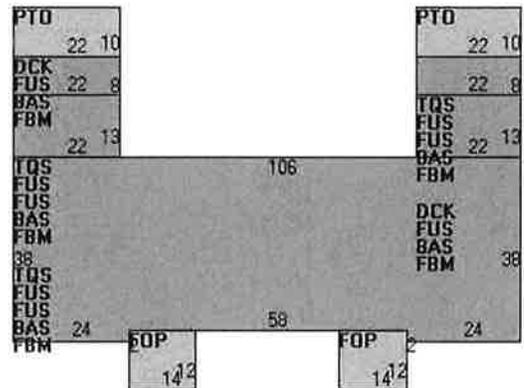
Building Attributes : Bldg 20 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	05
Stories:	3.75
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	4
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos/Sketches/178_7782.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	9,320	9,320
BAS	First Floor	4,836	4,836
TQS	Fin 1/4 story	4,484	3,363
DCK	Deck	352	0
FBM	Basement, Finished	4,836	0
FOP	Porch, Open	336	0
PTO	Patio	440	0
		24,604	17,519

Building 21 : Section 1

Year Built: 1968
Living Area: 13,743
Replacement Cost: \$4,163,053
Building Percent Good: 77
Replacement Cost Less Depreciation: \$3,205,600

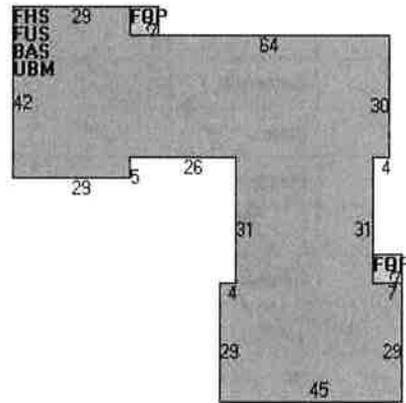
Building Attributes : Bldg 21 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2.5
Occupancy	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Parquet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	7
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7783.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,497	5,497
FUS	Upper Story, Finished	5,497	5,497
FHS	Half Story, Finished	5,497	2,749
FOP	Porch, Open	98	0
UBM	Basement, Unfinished	5,497	0
		22,086	13,743

Building 22 : Section 1

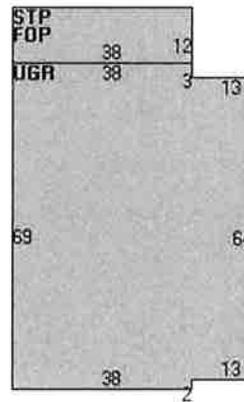
Year Built: 1951
Living Area: 0
Replacement Cost: \$95,397
Building Percent Good: 70
Replacement Cost Less Depreciation: \$66,800

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7784.jg)

Building Attributes : Bldg 22 of 33	
Field	Description
STYLE	Ind Warehouse
MODEL	Industrial
Grade	05
Stories:	1
Occupancy	
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	1
Usrflid 218	
Usrflid 219	
1st Floor Use:	904I
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FOP	Porch, Open	456	0
STP	Stoop	456	0
UGR	Garage, Under	3,454	0
		4,366	0

Building 23 : Section 1

Year Built: 1969
Living Area: 17,237
Replacement Cost: \$4,862,127
Building Percent Good: 77
Replacement Cost Less Depreciation: \$3,743,800

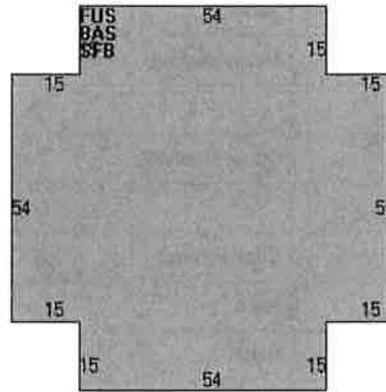
Building Attributes : Bldg 23 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	3
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Corn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7785.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,156	6,156
FUS	Upper Story, Finished	6,156	6,156
SFB	Base, Semi-Finished	6,156	4,925
		18,468	17,237

Building 24 : Section 1

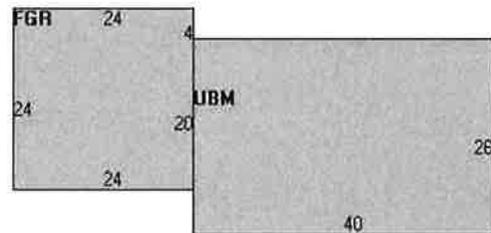
Year Built: 1969
Living Area: 2,080
Replacement Cost: \$606,737
Building Percent Good: 82
Replacement Cost Less Depreciation: \$497,500

Building Photo



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Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_7786.jg)

Building Attributes : Bldg 24 of 33	
Field	Description
Style	Colonial
Model	Residential
Grade:	07
Stories:	2 Stories
Occupancy	
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,040	1,040
FUS	Upper Story, Finished	1,040	1,040
FGR	Garage	576	0
UBM	Basement, Unfinished	1,040	0
		3,696	2,080

Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building 25 : Section 1

Year Built: 1977
Living Area: 6,216
Replacement Cost: \$1,862,935
Building Percent Good: 80
Replacement Cost Less Depreciation: \$1,490,300

Building Attributes : Bldg 25 of 33	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	07
Stories:	2
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PRI SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	1
Usrflid 218	
Usrflid 219	
1st Floor Use:	904C
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME

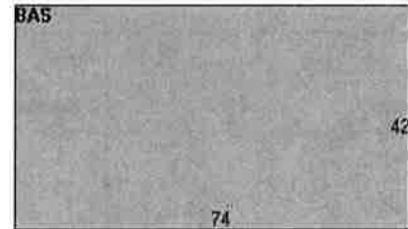
Building Photo



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Building Layout

FUS[3108]



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,108	3,108
FUS	Upper Story, Finished	3,108	3,108
		6,216	6,216

Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building 26 : Section 1

Year Built: 1979
Living Area: 1,871
Replacement Cost: \$515,123
Building Percent Good: 86
Replacement Cost
Less Depreciation: \$443,000

Building Attributes : Bldg 26 of 33	
Field	Description
Style	Contemp/Modern
Model	Residential
Grade:	07
Stories:	1 1/2 Stories
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	

Building Photo

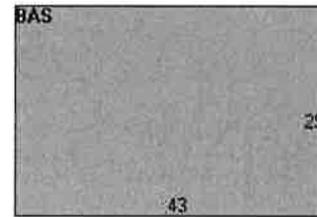


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Building Layout

UBM[1247]

FHS[1247]



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,247	1,247
FHS	Half Story, Finished	1,247	624
UBM	Basement, Unfinished	1,247	0
		3,741	1,871

Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building 27 : Section 1

Year Built: 1920
Living Area: 1,176
Replacement Cost: \$275,420
Building Percent Good: 75
Replacement Cost Less Depreciation: \$206,600

Building Attributes : Bldg 27 of 33	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	05
Stories:	1 1/2 Stories
Occupancy	
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	

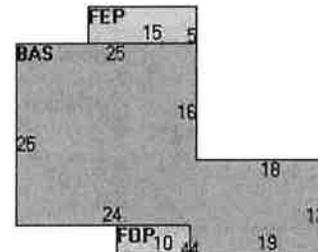
Building Photo



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Building Layout

FHS[625]
UBM[863]



(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7789.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	863	863

Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

FHS	Half Story, Finished	625	313
FEP	Porch, Enclosed	75	0
FOP	Porch, Open	40	0
UBM	Basement, Unfinished	863	0
		2,466	1,176

Building 28 : Section 1

Year Built: 1980
Living Area: 2,386
Replacement Cost: \$478,775
Building Percent Good: 86
Replacement Cost Less Depreciation: \$411,700

Building Photo

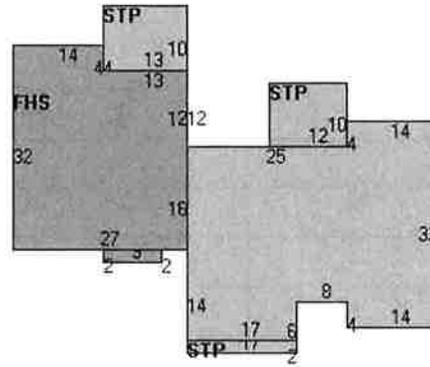


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Building Attributes : Bldg 28 of 33	
Field	Description
Style	Contemp/Modern
Model	Residential
Grade:	05
Stories:	1 1/2 Stories
Occupancy	
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water

AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPhotos/Sketches/178_7790.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,980	1,980
FHS	Half Story, Finished	812	406
STP	Stoop	284	0
UBM	Basement, Unfinished	1,962	0
		5,038	2,386

Building 29 : Section 1

Year Built: 1982
Living Area: 2,386
Replacement Cost: \$605,969
Building Percent Good: 86
Replacement Cost Less Depreciation: \$521,100

Building Attributes : Bldg 29 of 33	
Field	Description
Style	Contemp/Modern
Model	Residential
Grade:	07
Stories:	1 1/2 Stories
Occupancy	
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt

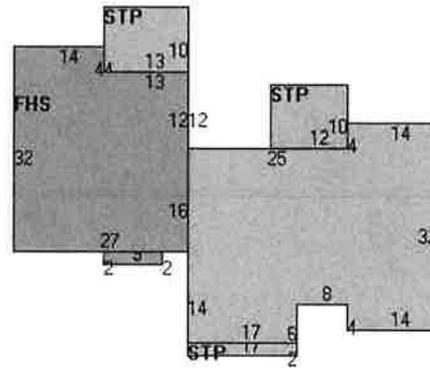
Building Photo



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Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	00
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building Layout



(http://images.vgsi.com/photos2/ConcordMAPPhotos/Sketches/178_7791.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,980	1,980
FHS	Half Story, Finished	812	406
STP	Stoop	284	0
UBM	Basement, Unfinished	1,962	0
		5,038	2,386

Building 30 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes : Bldg 30 of 33	
Field	Description
Style	Vacant
Model	
Grade:	

Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building Photo



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Building Layout

(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_7777.jp)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building 31 : Section 1

Year Built: 2019
Living Area: 4,100
Replacement Cost: \$601,022
Building Percent Good: 100

Replacement Cost

Less Depreciation: \$601,000

Building Attributes : Bldg 31 of 33	
Field	Description
Style	2 Family
Model	Residential
Grade:	05
Stories:	2
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	2
Total Xtra Fixtrs:	0
Total Rooms:	12
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	

Building Photo

(<http://images.vgsi.com/photos2/ConcordMAPhotos//default.jpg>)

Building Layout

 Building Layout

(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_10298)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,050	2,050
FUS	Upper Story, Finished	2,050	2,050
CRL	Crawl space	2,050	0
DCK	Deck	112	0
FOP	Porch, Open	210	0
		6,472	4,100

Usrflid 301

Building 32 : Section 1

Year Built: 2019
Living Area: 4,504
Replacement Cost: \$653,988
Building Percent Good: 100
Replacement Cost Less Depreciation: \$654,000

Building Attributes : Bldg 32 of 33	
Field	Description
Style	2 Family
Model	Residential
Grade:	05
Stories:	2
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	4
Total Half Baths:	2
Total Xtra Fixtrs:	0
Total Rooms:	14
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//default.jpg>)

Building Layout

Building Layout

(http://images.vgsi.com/photos2/ConcordMAPPhotos//Sketches/178_10298)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,252	2,252
FUS	Upper Story, Finished	2,252	2,252
CRL	Crawl space	2,252	0
DCK	Deck	140	0
FOP	Porch, Open	224	0
		7,120	4,504

Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Building 33 : Section 1

Year Built: 2019
Living Area: 4,812
Replacement Cost: \$692,426
Building Percent Good: 100
Replacement Cost Less Depreciation: \$692,400

Building Attributes : Bldg 33 of 33	
Field	Description
Style	2 Family
Model	Residential
Grade:	05
Stories:	2
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	7 Bedrooms
Total Bthrms:	4
Total Half Baths:	2
Total Xtra Fixtrs:	0
Total Rooms:	14
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPhotos//default.jpg>)

Building Layout

Building Layout

(http://images.vgsi.com/photos2/ConcordMAPhotos//Sketches/178_10299)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,406	2,406
FUS	Upper Story, Finished	2,406	2,406
CRL	Crawl space	2,406	0
DCK	Deck	140	0
FOP	Porch, Open	208	0
		7,566	4,812

Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Extra Kitchen	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
ELV1	ELEVATOR PASSENGER	3.00 STOPS	\$75,400	6
ELV1	ELEVATOR PASSENGER	3.00 STOPS	\$80,800	8
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,100	10
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,200	1
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,200	14
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,300	24
FPL3	2 STORY CHIM	4.00 UNITS	\$11,700	21
FPO	EXTRA FPL OPEN	1.00 UNITS	\$0	2
FPO	EXTRA FPL OPEN	1.00 UNITS	\$0	13
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	7
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	9
VLT2	VAULT-GOOD	221.00 S.F.	\$32,300	23
ELV1	ELEVATOR PASSENGER	3.00 STOPS	\$80,800	8
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,100	9
FPL	FIREPLACE (GAS)	1.00 UNITS	\$1,200	2
FPL3	2 STORY CHIM	1.00 UNITS	\$2,700	13
FPL3	2 STORY CHIM	1.00 UNITS	\$2,900	23
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	7
MEZ2	FINISHED	1180.00 S.F.	\$21,100	6
SPR1	SPRINKLERS-WET	14826.00 S.F.	\$0	4
SPR1	SPRINKLERS-WET	18790.00 S.F.	\$38,300	20
SPR1	SPRINKLERS-WET	19500.00 S.F.	\$39,700	3
SPR1	SPRINKLERS-WET	21640.00 S.F.	\$48,500	21

FPL3	2 STORY CHIM	1.00 UNITS	\$2,700	13
FPL3	2 STORY CHIM	2.00 UNITS	\$5,300	3
FPL3	2 STORY CHIM	2.00 UNITS	\$5,300	20
SPR1	SPRINKLERS-WET	18468.00 S.F.	\$41,400	23
SPR1	SPRINKLERS-WET	23101.00 S.F.	\$50,400	8
FPL3	2 STORY CHIM	1.00 UNITS	\$2,700	7
FPL3	2 STORY CHIM	1.00 UNITS	\$2,800	8
FPL3	2 STORY CHIM	1.00 UNITS	\$2,700	7
SPR1	SPRINKLERS-WET	14008.00 S.F.	\$28,500	7

Land

Land Use

Use Code 904I
Description PRI SCHOOL MDL-96
Zone AA
Neighborhood 25
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 289.85
Frontage
Depth
Assessed Value \$9,048,600
Appraised Value \$9,048,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	COM TYPE			1016.00 S.F.	\$58,200	22
FGR2	GARAGE-GOOD			903.00 S.F.	\$19,000	15
FGR4	W/LOFT-AVG			1104.00 S.F.	\$8,600	4
FGR5	W/LOFT GOOD			240.00 S.F.	\$5,200	27
PAT1	PATIO-AVG			640.00 S.F.	\$2,400	3
SHD1	SHED FRAME			80.00 S.F.	\$800	20
SPL3	POOL-ING GUNIT			800.00 S.F.	\$34,300	16
TEN1	TENNIS CT ASPHALT			8.00 UNITS	\$226,600	30
BTH1	BATH HOUSE/CAB			224.00 S.F.	\$3,200	30
FGR2	GARAGE-GOOD			817.00 S.F.	\$17,200	15
FGR5	W/LOFT GOOD			540.00 S.F.	\$11,800	14
FGR5	W/LOFT GOOD			460.00 S.F.	\$10,000	14
FGR5	W/LOFT GOOD			484.00 S.F.	\$13,200	7
SHD2	SHED W/ LIGHTS ETC			276.00 S.F.	\$4,800	30
SHD1	SHED FRAME			80.00 S.F.	\$800	30

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total

2019	\$56,260,600	\$8,583,500	\$64,844,100
2018	\$56,260,400	\$9,014,000	\$65,274,400
2017	\$56,663,600	\$9,223,000	\$65,886,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$56,260,600	\$8,583,500	\$64,844,100
2018	\$56,260,400	\$9,014,000	\$65,274,400
2017	\$56,663,600	\$9,223,000	\$65,886,600

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ATTACHMENT D
SITE PHOTOS

EXISTING CONDITIONS PHOTOS



FIGURES

Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

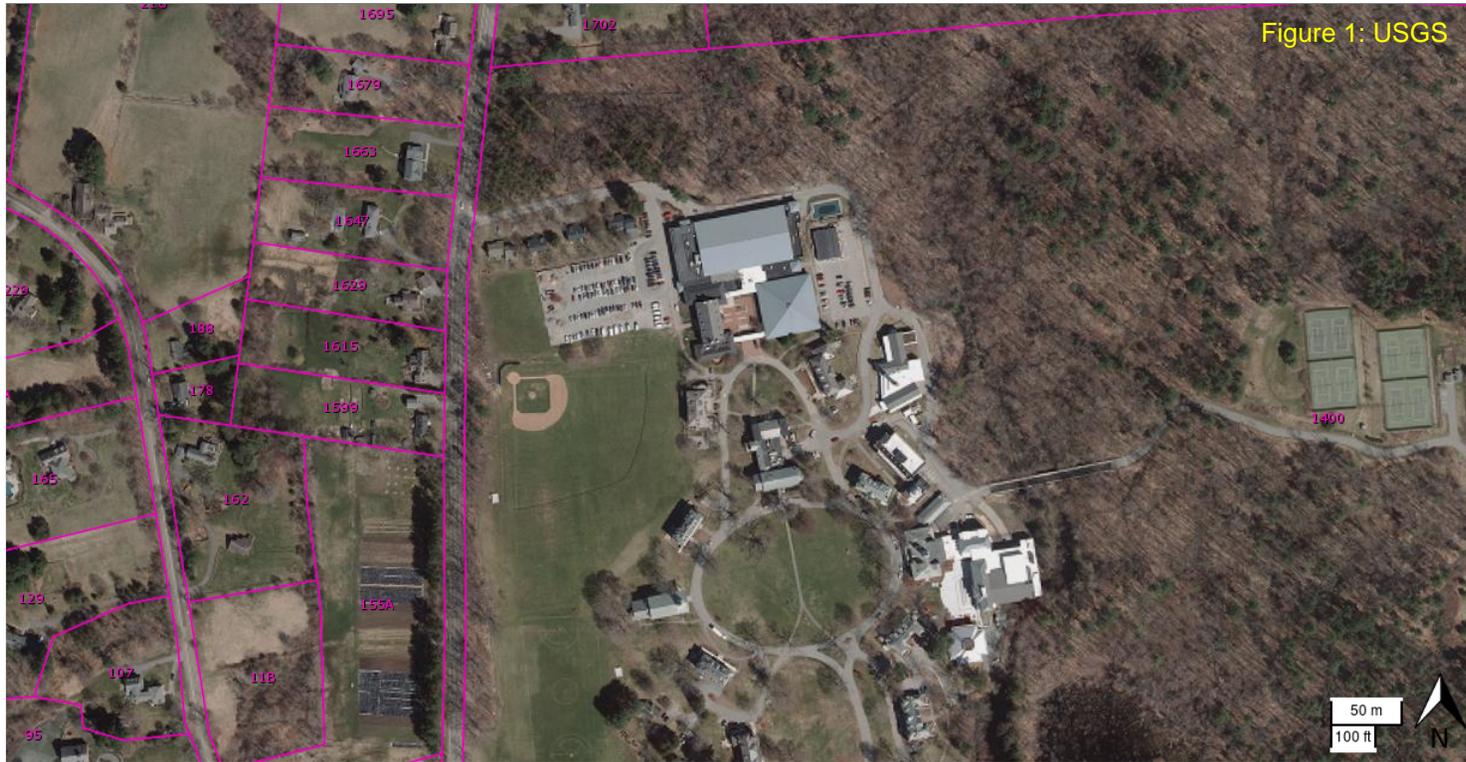
Figure 3 – FEMA Floodplain Map

Figure 4 – Natural Heritage and Endangered Species Program Map

Figure 5 – Aquifer Map

Lighting Cut Sheets

Figure 1: USGS



Tax Parcels
2019 Color Orthos (USGS)
MassGIS Statewide Basemap
MassGIS Topographic Features Basemap



Figure 2: Aerial Locus

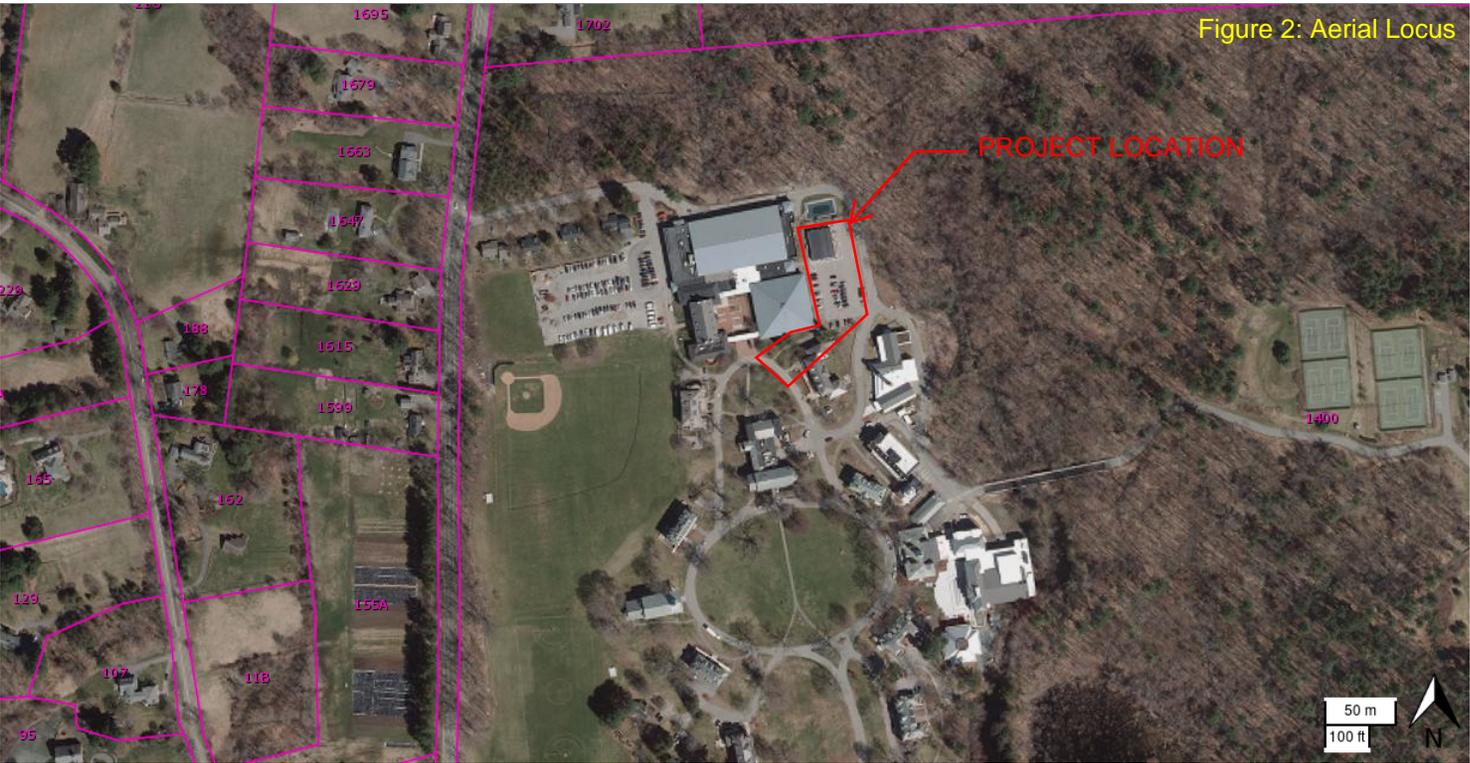


Figure 2: Aerial Locus

Tax Parcels
2019 Color Orthos (USGS)
MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

Figure 3: FEMA/Wetlands

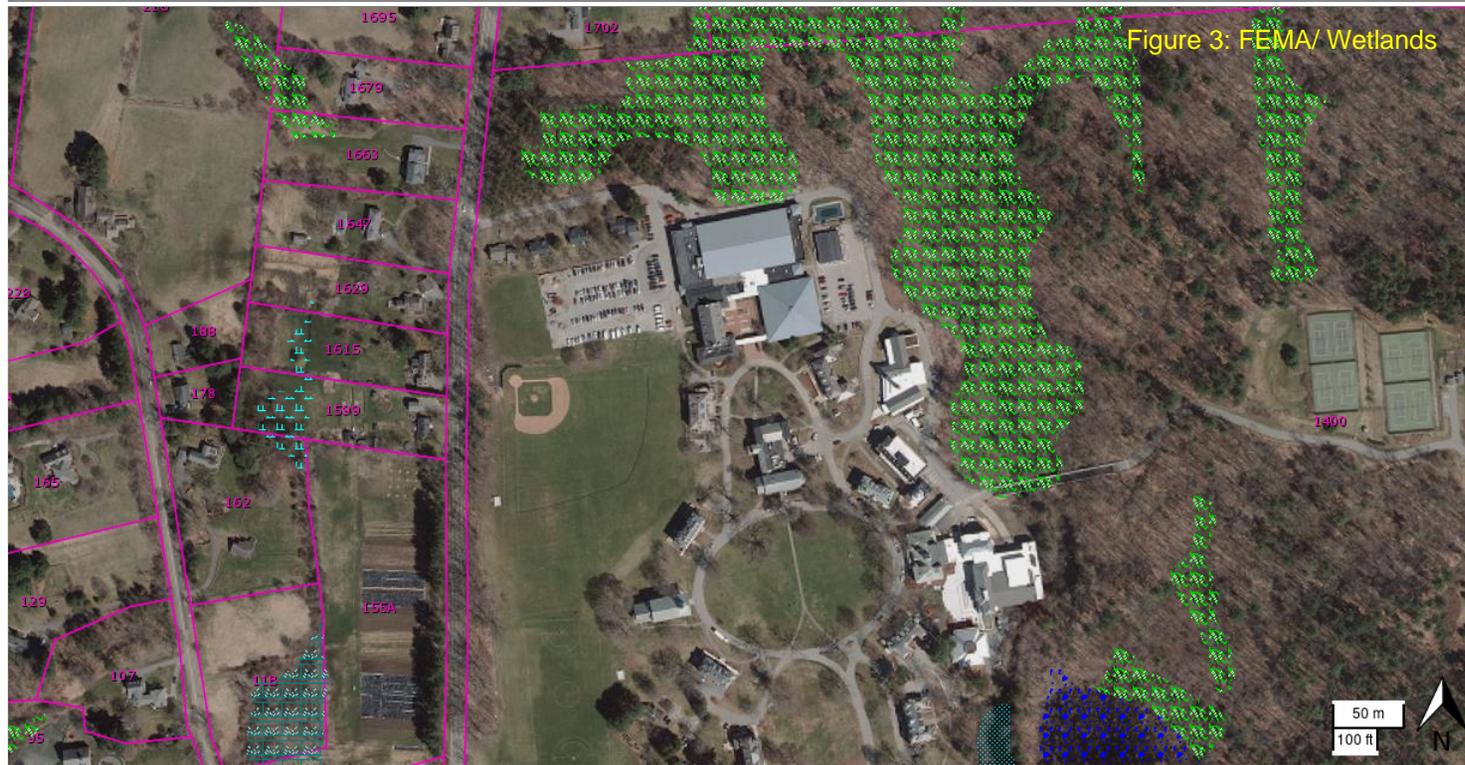


Figure 3: FEMA/ Wetlands

- DEP Wetlands Detailed
- Barrier Beach System
 - Barrier Beach-Deep Marsh
 - Barrier Beach-Wooded Swamp Mixed Tr
 - Barrier Beach-Coastal Beach
 - Barrier Beach-Coastal Dune
 - Barrier Beach-Marsh
 - Barrier Beach-Salt Marsh
 - Barrier Beach-Shrub Swamp
 - Barrier Beach-Wooded Swamp Conifero
 - Barrier Beach-Wooded Swamp Deciduo
 - Bog
 - Coastal Bank Bluff or Sea Cliff
 - Coastal Beach
 - Coastal Dune
 - Cranberry Bog
 - Deep Marsh
 - Barrier Beach-Open Water
 - Open Water
 - Rocky Intertidal Shore
 - Salt Marsh
 - Shallow Marsh Meadow or Fen
 - Shrub Swamp
 - Tidal Flat
 - Wooded Swamp Coniferous
 - Wooded Swamp Deciduous
 - Wooded Swamp Mixed Trees
- FEMA National Flood Hazard Layer Polygons
- A: 1% Annual Chance of Flooding, no BF
 - AE: 1% Annual Chance of Flooding, with BF
 - AE: Regulatory Floodway
 - AH: 1% Annual Chance of 1-3ft Ponding
 - AO: 1% Annual Chance of 1-3ft Sheet F
 - VE: High Risk Coastal Area
 - D: Possible But Undetermined Hazard
 - X: 0.2% Annual Chance of Flooding
 - X: 1% Drainage Area < 1 Sq. Mi.
 - X: Reduced Flood Risk due to Levee
 - Area Not Included
 - Area with no DFIRM - Paper FIRMs in Eff
- Tax Parcels
- 2019 Color Orthos (USGS)
- MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

Figure 4: NHESP

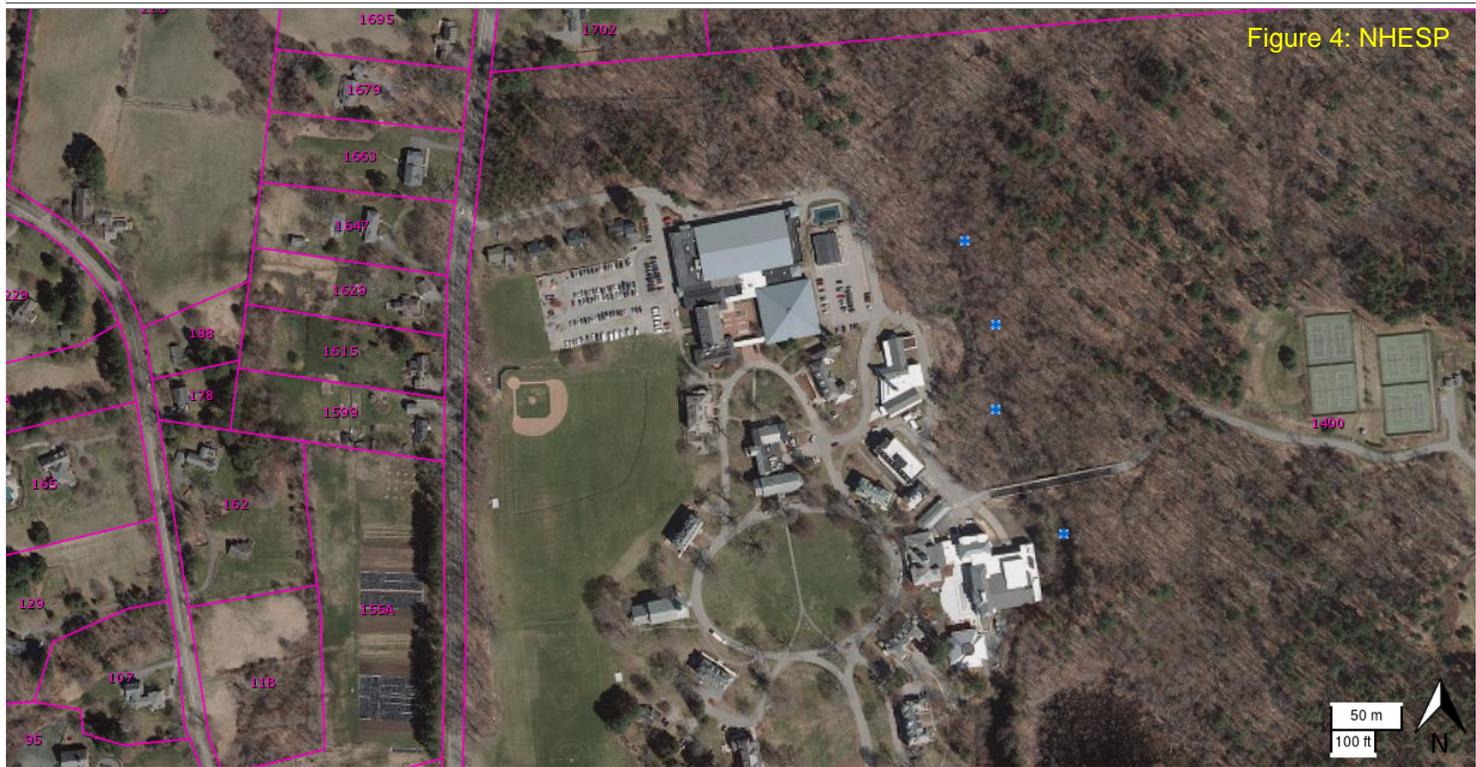
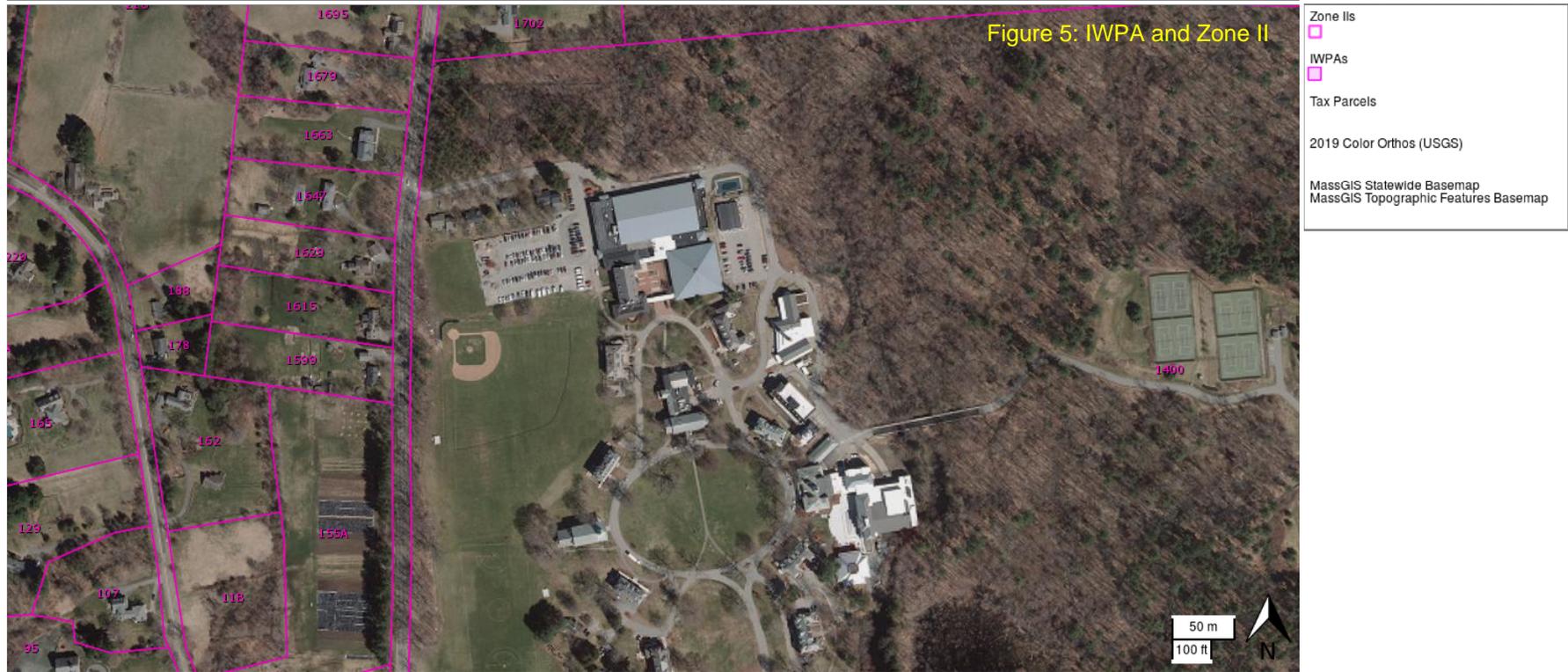


Figure 4: NHESP

- NHESP Priority Habitats of Rare Species
□
- NHESP Estimated Habitats of Rare Wildlife
□
- NHESP Certified Vernal Pools
*
- Tax Parcels
- 2019 Color Orthos (USGS)
- MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

Figure 5: IWPA and Zone IIs



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Sea Gull 8547793S-44

Fredricksburg LED 12 inch Weathered Copper Outdoor Wall Lantern



Zoom Image



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Product Information

General Information

[Manufacturer's Catalog\(s\)](#)

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General Information

Sea Gull 8547793S-44 Fredricksburg LED 12 inch Weathered Copper Outdoor Wall Lantern

The Sea Gull Lighting Fredricksburg one light outdoor wall fixture in weathered copper is an ENERGY STAR® qualified lighting fixture that uses LED bulbs to save you both time and money. The traditional Fredricksburg outdoor lighting collection by Sea Gull Lighting is an authentic take on the classic station light, perfect for a coastal hideaway, country home or urban abode, and can even be used indoors to enhance rustic décor. The two finish options of Satin Aluminum and Weathered Copper create completely different looks. Compliant with Dark Sky standards, the fixtures purposefully direct light downward, limiting any light leak out the sides. The collection includes a one-light outdoor pendant and small and large one-light outdoor wall lanterns. Incandescent, integrated LED and ENERGY STAR-qualified LED lamping are available. The advanced, integrated LED option has warm-on-dim technology that warms in color when dimmed, going from 2700K to 2200K and is California

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Brand Information

- Brand: Sea Gull
- Collection: [Fredricksburg](#)
- SKU: 8547793S-44
- UPC: 785652064609

Dimensions and Weight

- Width: 10.00 in.
- Height: 11.94 in.
- Diameter: 10.00 in.
- Extension/Depth: 11.63 in.
- Backplate/Canopy Width: 4.75 in.
- Backplate/Canopy Length: 4.75 in.
- Backplate/Canopy Thickness: 1.13 in.
- Height from Center of Wall Opening: 5.75 in.
- Weight: 2.60 lb.

Other Specifications

- Ships Via: Ground (FREE SHIPPING)
- Included Lead Wire: 6.5 in.

Additional Details

- Advanced LED technology that warms in color when dimmed (3000K - 2200K).
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.
- A great choice for your do-it-yourself project

Design Information

- Category: [Outdoor Wall Lights](#)
- Finish: [Weathered Copper](#)
- Material: Aluminum

Bulb Information

- Bulbs Included: Yes
- Bulb Category: LED
- Primary Bulb(s): 1 x 14.00 watts Integrated LED Module
- Color Temperature: 3000K
- Color Rendering Index: 90.0000
- Total Lumens: 1000
- Additional Bulb Details:
Bulb Dimming Range: 100% down to 5%
Bulb Rated Life: 50,000 hours

Product Rating

- Voltage: 120V
- Safety Rating: cETL Wet
- [Energy Star Efficient](#)
- [Dark-Sky Approved](#)
- Title 24 Approved

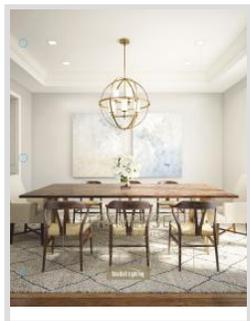
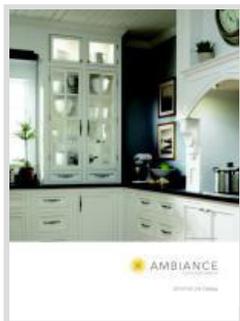
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Mon - Fri 8am to 12am EST
Sat & Sun 9am to 12am EST

Customer Care
Mon - Fri 8am to 6pm EST

Sea Gull's Catalogs

Click on the catalog to view the PDF in your browser or right-click and hit "Save As" to save the PDF to your computer.



Customer Reviews

There are no reviews for this product. Currently review requests are being sent to Lighting New York customers that have already purchased and received the product.

Product Questions

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