Property Location 46 LORING ST | Map ID 103/ 3710/ 46/ / | Bldg Name | State Use 1010
Vision ID 31494 | Account # H04820 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2026 2:51:54 PM

## CURRENT OWNER

CASSIN MARY JO
CASSIN ANN MARIE ET AL
46 LORING ST
LOWELL MA 01851

| TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|
| 1 Level | 1 All Public | 1 Paved | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 0103 3710 0046 0000 | Tract | 3112 |
| FLAG | | Block | 313 |
| GIS Id | 3710-46 | Units | 1 |
| Ward | | Broom | 6 |
| Precinct | | Historic Dis | |
| Zone | M2001 | | |
| LOC ID | F_702577_3056908 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL | 1010 | 270,700 | 270,700 |
| RES LAND | 1010 | 178,500 | 178,500 |
| | Total | 449,200 | 449,200 |

226
LOWELL, MA

## RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| CASSIN MARY JO | 24170 | 0114 | 08-12-2010 | U | I | 99 | 1H |
| JENKINS KATHLEEN TRUSTEE | 96P00 | 0000 | 10-26-1995 | U | I | 0 | |
| CASSIN FRANCIS E | 96P00 | 0000 | 10-26-1995 | U | I | 0 | |
| CASSIN FRANCIS E | 01918 | 0040 | 04-13-1970 | Q | I | 15,000 | U |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2027 | 1010 | 270,700 | 2026 | 1010 | 268,500 | 2025 | 1010 | 248,600 |
| | 1010 | 178,500 | | 1010 | 165,400 | | 1010 | 154,500 |
| | Total | 449,200 | | Total | 433,900 | | Total | 403,100 |

## 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

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 270,700 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 178,500 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 449,200 |
| Valuation Method | C |
| Total Appraised Parcel Value | 449,200 |

## ASSESSING NEIGHBORHOOD

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 2007 | | | | |

## NOTES

INTERIOR/EXTERIOR MAINTENANCE NEEDED

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 202305193 | 06-22-2023 | RS | Residential | 2,800 | 05-20-2024 | 100 | 05-20-2024 | REMOVAL OF DILAPIDATED |
| 202109024 | 11-10-2021 | RF | Roofing | 6,000 | 12-02-2021 | 99 | 12-02-2021 | STRIP AND REROOF 10 SQ |

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpost/Result |
|---|---|---|---|---|---|
| 10-16-2024 | GF | C | | CY | Complete M+L |
| 05-20-2024 | CM | D | | BP | Exterior Only |
| 05-15-2024 | LS | O | P | CY | Desktop Review |
| 08-23-2018 | RR | C | O | 51 | Insp due to Owner Request |
| 03-31-2016 | RR | | | 19 | No Response - Finalize |
| 03-26-2015 | RR | | | 01 | Measur+1Visit - Left Card |
| 06-29-2007 | VI | | | 65 | Full Field Rev - VI |

## 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 Adjustment | | Adj Unit P | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1010 | Single Fam MDL | TTF | | | 5,387 | SF | 30.12 | 1.00000 | 5 | 1.00 | 2007 | 1.100 | | | 1.0000 | 33.13 | 178,500 |

Total Card Land Units 0.12 SF | Parcel Total Land Area 0.12 | Total Land Value 178,500

| | | | | | |
|---|---|---|---|---|---|
| Property Location | 46 LORING ST | Map ID | 103/ 3710/ 46/ / | Bldg Name | State Use 1010 |
| Vision ID 31494 | Account # H04820 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2026 2:51:54 PM |

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 06 | Conventional |
| Model | 01 | Residential |
| Grade: | 03 | Average |
| Stories: | 2 | 2 Stories |
| Occupancy | 1 | |
| Exterior Wall 1 | 25 | Vinyl Siding |
| Exterior Wall 2 | | |
| Roof Structure: | 06 | Mansard |
| Roof Cover | 03 | Asph/F Gls/Cmp |
| Interior Wall 1 | 03 | Plastered |
| Interior Wall 2 | 04 | Plywood Panel |
| Interior Flr 1 | 12 | Hardwood |
| Interior Flr 2 | 14 | Carpet |
| Heat Fuel | 03 | Gas |
| Heat Type: | 05 | Hot Water |
| AC Type: | 01 | None |
| Total Bedrooms: | 04 | 4 Bedrooms |
| Total Bthrms: | 1 | |
| Total Half Baths: | 1 | |
| Total Xtra Fixtrs: | | |
| Total Rooms: | 8 | |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Average |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

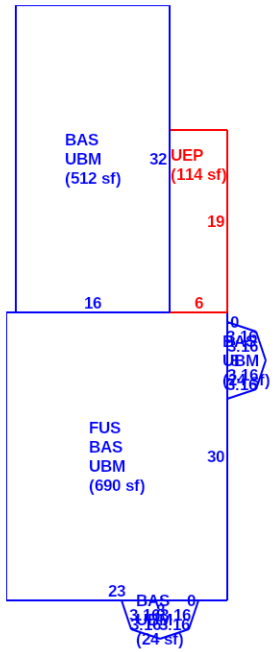
## CONDO DATA

| | | | | | |
|---|---|---|---|---|---|
| Parcel Id | | C | | Owne | 0.0 |
| | | | B | | S |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 520,507 |
| Year Built | 1900 |
| Effective Year Built | 1978 |
| Depreciation Code | F |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 48 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 52 |
| RCNLD | 270,700 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,250 | 1,250 | 1,250 | 231.65 | 289,557 |
| FUS | Upper Story, Finished | 690 | 690 | 690 | 231.65 | 159,835 |
| UBM | Basement, Unfinished | 0 | 1,250 | 250 | 46.33 | 57,911 |
| UEP | Porch, Enclosed, Unfinished | 0 | 114 | 57 | 115.82 | 13,204 |
| | Ttl Gross Liv / Lease Area | 1,940 | 3,304 | 2,247 | | 520,507 |

