

Situs : 7 BIRCH ST

Parcel ID: 014-072A

Class: Single Family Residence

Card: 1 of 1

Printed: December 4, 2023

CURRENT OWNER

MOAKLEY DOUGLAS F & ROSANNA L
7 BIRCH ST
PEABODY MA 01960

GENERAL INFORMATION

Living Units 1
Neighborhood 101
Alternate ID 2165
Vol / Pg 006754/00295
District
Zoning R1
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Traffic	-5	328,600
Residual	AC 0.7300			14,630

Total Acres: 1.73
Spot: SF in Peabody: Location:

Assessment Information

	Prior	Appraised	Cost	Income	Market
Land	286,800	343,200	343,200	0	343,200
Building	346,000	352,300	335,900	0	352,300
Total	632,800	695,500	679,100	0	695,500

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/22/21	JM	Desktop Review	Nearmap
02/21/12	OA	Entry & Sign	Owner
05/05/08	MO	Entry & Sign	Owner
02/15/03	CM	Entry & Sign	Owner
04/04/01	FM	Entry & Sign	Convert From Univers

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/17/07	340	37,000	BLDG Add 16x18 Famrm	100
10/31/00	1034	8,000	BLDG Reroof	100
10/05/00	934	1,000	BLDG Reroof	100
08/01/90	90-627	5,000	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/80	73,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Garrison	Year Built	1974
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	1990
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

Basement			
Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms	2	Half Baths	1
Kitchens	1	Extra Fixtures	
Total Rooms	8		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	No	Bath Remod	Yes

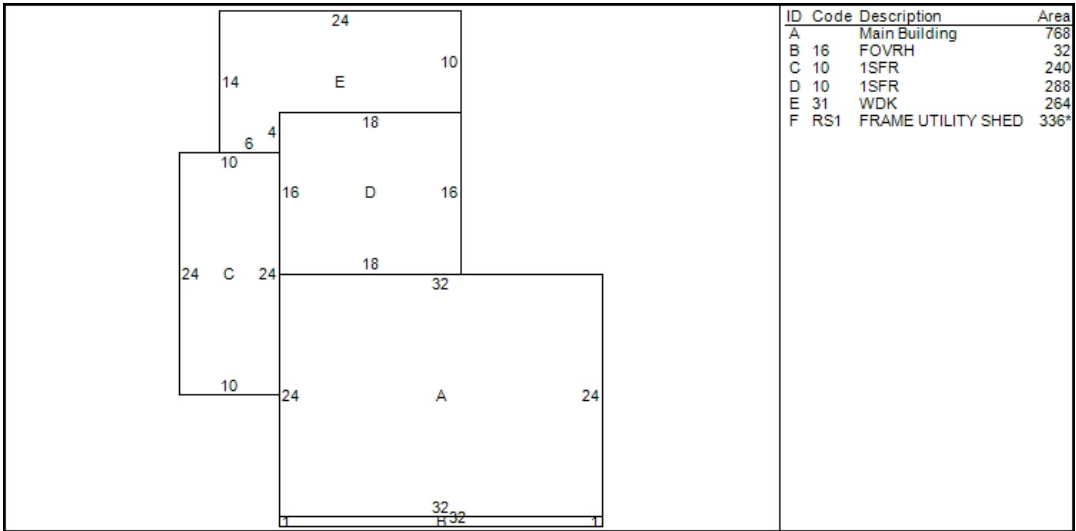
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	329,876	% Good	73
Plumbing	7,676	% Good Override	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	11,920	C&D Factor	
		Adj Factor	1
Subtotal	349,470	Additions	79,140

Ground Floor Area	768		
Total Living Area	2,096	Dwelling Value	334,250

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	14 x 24		336	1	1960	C	A	1,680

Condominium / Mobile Home Information			
Complex Name		Unit Number	
Condo Model		Unit Level	
		Unit Parking	
		Model (MH)	
		Unit Location	
		Unit View	
		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			6,940	
2		10			31,030	
3		10			35,990	
4		31			5,180	