

5 WEBSTER AVE

Location 5 WEBSTER AVE

Mblu 52 / / 21 / /

Acct# M2700R

Owner MANIX THOMAS C FAMILY TRUST

Assessment \$431,500

Appraisal \$431,500

PID 554

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$172,700	\$258,800	\$431,500

Assessment			
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2025	\$172,700	\$258,800	\$431,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MANIX THOMAS C FAMILY TRUST
Co-Owner MANIX THOMAS C TRUSTEE
Address 23 WESTBROOK RD
NORTHBOROUGH, MA 01532

Sale Price \$0
Certificate
Book & Page 5662/1295
Sale Date 09/24/2015
Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANIX THOMAS C FAMILY TRUST	\$0		5662/1295	38	09/24/2015
MANIX THOMAS C 2013 REV TRUST	\$0		5463/2733		07/19/2013
MANIX THOMAS C	\$0		3437/1525		11/08/1999
BOURQUE LEO F	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 1,200
Replacement Cost: \$240,713
Building Percent Good: 70
Replacement Cost Less Depreciation: \$168,500

Building Attributes

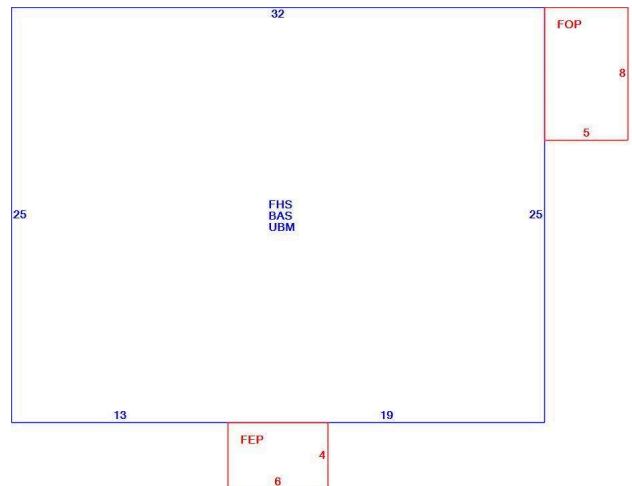
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



([https://images.vgsi.com/photos/ExeterNHPhotos///0023/IMG_8868\[1\]_230](https://images.vgsi.com/photos/ExeterNHPhotos///0023/IMG_8868[1]_230))

Building Layout



(ParcelSketch.ashx?pid=554&bid=554)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
FHS	Half Story, Finished	800	400
FEP	Porch, Enclosed, Finished	24	0
FOP	Porch, Open, Finished	40	0
UBM	Basement, Unfinished	800	0
		2,464	1,200

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.26
Description	Single Fam MDL-01	Frontage	0
Zone	R-3	Depth	0
Neighborhood	60	Assessed Value	\$258,800
Alt Land Appr Category	No	Appraised Value	\$258,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			308.00 S.F.	\$3,700	1
RPV1	PAVED DRIVE - SM			1.00 UNITS	\$500	1

Valuation History

Appraisal			
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2023	\$116,200	\$152,200	\$268,400
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