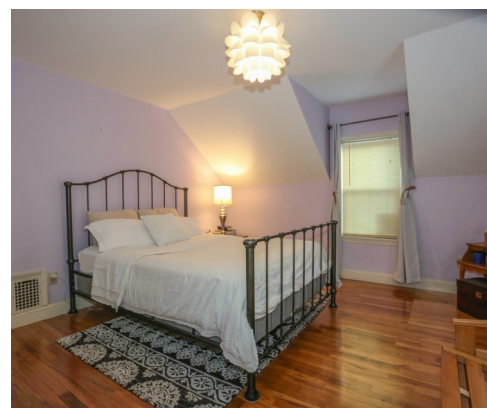




73 RICE ST, MARLBOROUGH

\$449,900

**CHARM
GALORE!**



**3
BEDS**



**2
BATHS**



**1,859
SQ. FT.**

WELCOME TO 73 RICE STREET, MARLBOROUGH, MA! If you are looking for a home with charm galore, this 3 bedroom, 2 full bathroom Colonial has it all! The open concept dining room offers hardwood flooring and is open to the wonderful heated sunroom that boasts loads of natural light and has French doors. The living room could be a first floor bedroom, whereas there is a closet and a tasteful contemporary style full bathroom. The country kitchen is right out of a magazine with an old fashion metal sink, gas stove, open style cabinets, and sliders to the rear yard with a custom stone patio great for barbecuing. Good size bedrooms and the main bathroom is so inviting with a pedestal sink and built-in cabinets. Heated cozy mudroom. The newer detached insulated oversize 350 square foot 25x14 garage has 12'5" ceilings, concrete reinforced slab on new foundation in 2018, and is perfect for the hobby enthusiast / tradesperson. New energy efficient heating system in 2019. Top rated AMSA charter school, Rail Trail, Apex Center, and highways nearby.



S. ELAINE MCDONALD,
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elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73073664 - New
Single Family - Detached**

**73 Rice St
Marlborough, MA 01752
Middlesex County**
Style: **Colonial**
Color: **Red**
Grade School:
Middle School:
High School:
Approx. Acres: **0.16 (7,025 SqFt)**
Handicap Access/Features:
Directions: **Near Huntington and Short**

List Price: **\$449,900**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage:

Remarks

Welcome to 73 Rice Street, Marlborough, MA! If you are looking for a home with charm galore, this 3 bedroom 2 full bath Colonial has it all! The open concept dining room offers hardwood flooring & is open to a wonderful heated sunroom that boast loads of natural light & French doors. The living room could be a 1st floor bedroom as there is a closet & a tasteful contemporary style full bath. The country kitchen is right out of a magazine with an old fashion metal sink & gas stove, open style cabinets, and sliders to the rear yard with custom stone patio great for barbecuing. Good size bedrooms & the main bath is so inviting with a pedestal sink & built-in cabinets. Heated cozy mudroom. The newer detached insulated oversize 350 SF 25x14 garage has 12'5' ft ceilings, concrete reinforced slab on new foundation (2018), & is perfect for the hobby enthusiast/tradesperson. New energy efficient heating system (2019). Top rated AMSA charter school, Rail Trail, Apex Center, and highways nearby.

Property Information

Approx. Living Area Total: **1,859 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,859 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas** Cool Zones: **0 None**
Parking Spaces: **3 Off-Street, Paved Driveway** Garage Spaces: **1 Detached, Garage Door Opener, Storage, Work Area, Side Entry, Insulated**

Disclosures: **Dimensions are approx. Buyer to verify all info. GLA on fieldcard is not accurate. Pls review attachments/offer instructions in MLS. Seller can accept offer@anytime. Exterior painted (2022). Front roof (6-7 yrs old). Plumbed for CA & DW. Deck behind garage. MASS Save Energy audit was done.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X12	Closet, Flooring - Wood
Dining Room:	1	14X13	Flooring - Wood
Kitchen:	1	16X14	Flooring - Wood, Dining Area, Country Kitchen, Exterior Access, Open Floor Plan, Slider, Gas Stove, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	15X13	Closet, Flooring - Wood
Bedroom 2:	2	14X13	Closet, Flooring - Wood
Bedroom 3:	2	14X10	Closet, Flooring - Wood
Bath 1:	1	9X3	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2	11X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Vinyl, Pedestal Sink
Laundry:	B		Dryer Hookup - Gas, Washer Hookup
Sun Room:	1	18X9	Flooring - Wood, Exterior Access
Mud Room:	1	9X8	Flooring - Wood, Exterior Access

Features

Appliances: **Range, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Crawl**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior Features: **Patio, Gutters, Screens, Garden Area**
Flooring: **Wood, Vinyl, Marble**
Foundation Size: **28x19+16x15+**
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas, Tank**
Insulation: **Blown In**
Interior Features: **Cable Available, French Doors**
Lot Description: **Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **All personal property. Bidet in 1st fl bath. Front load washing machine. Includes top loader washer.**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1910** Source: **Public Record**
Year Built Description: **Approximate, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:057 B:084A L:000**
Assessed: **\$326,200**
Tax: **\$3,764** Tax Year: **2023**
Book: **51272** Page: **418**
Cert: **00092881**
Zoning Code: **Res**
Map: **57** Block: Lot: **84A**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400
Agent: S. Elaine McDonald (978) 838-9444
Team Member(s): Douglas Palino (978) 838-9444

Property Location 73 RICE ST
Vision ID 4797

Account # 00545115

Map ID 57/ 84A/ / /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 6/24/2022 12:31:53 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD		LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION							
DOLIVEIRA NESTOR D 73 RICE ST MARLBOROUGH MA 01752		2 Above Street	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed									
						RES BLDG	1010	156,100	156,100									
						RES LAND	1010	123,800	123,800									
SUPPLEMENTAL DATA						RES BLDG	1010	5,500	5,500									
Alt Prcl ID 57/84A// Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_195930_899842						PROBATE		Assoc Pid#										
						Total		285,400	285,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DOLIVEIRA NESTOR D DOLIVEIRA JESSICA P MASLOWSKI JEAN		58564	0094	02-27-2012	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed				
		51272	0418	06-05-2008	U	I	180,000	1	2022	1010	156,100	2021	1010	162,500				
		27919	0334	11-28-1997	U	I	0	1F		1010	123,800		1010	100,900				
										1010	5,500		1010	5,600				
		Total						Total		285,400	Total		269,000	Total	259,200			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount									Comm Int		
									APPRAISED VALUE SUMMARY									
Total			0.00															
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card) 156,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,500 Appraised Land Value (Bldg) 123,800 Special Land Value 0 Total Appraised Parcel Value 285,400 Valuation Method C Total Appraised Parcel Value 285,400									
Nbhd		Nbhd Name		B		Tracing		Batch										
0050																		
NOTES																		
WHITE 5/19. SEE PLAN 2018-724 FOR BOUNDARY CHANGE. BMSTFIN = 0%, ROOM COUNT PER MLS LISTING																		
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
19-000204	02-19-2019	RS	Residential		03-12-2019	100		REPLACE FURNACE	03-12-2019	TB			13	Building Permit				
2016-01540	10-11-2016	RS	Residential		03-12-2019	100		Construction of a 15x25 detac	09-27-2018	TB	02		13	Building Permit				
									04-14-2011	WH			02	Measured & 2 Vist				
									05-03-2005	WH			00	Measured & 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	1010	Single Family	RB			7,025 SF	19.58	1.00000	5	1.00	0050	0.900		1.0000	17.62	123,800		
Total Card Land Units						0	SF	Parcel Total Land Area						0	Total Land Value			123,800

Property Location 73 RICE ST
Vision ID 4797

Account # 00545115

Map ID 57/ 84A/ / /
Bldg # 1

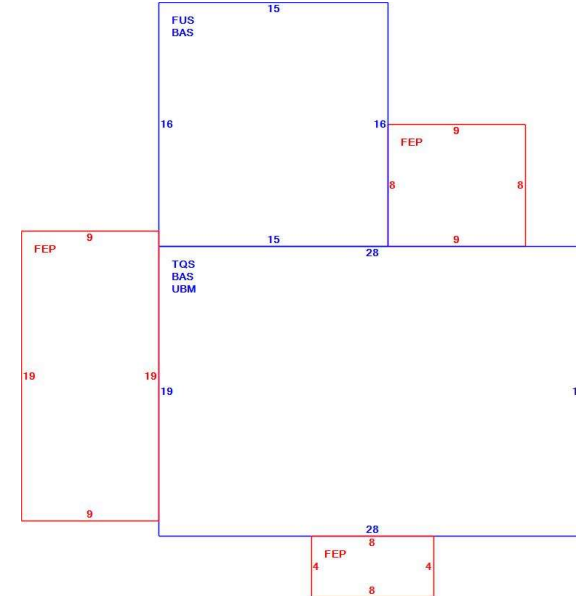
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 6/24/2022 12:31:54 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			

CONDO DATA				
Parcel Id		C	Owne	
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Building Value New			278,797	
Year Built			1910	
Effective Year Built			1962	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			44	
Functional Obsol				
External Obsol				
Trend Factor			1	
Condition				
Condition %				
Percent Good			56	
RCNLD			156,100	
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
FGR1	GARAGE-AVG	L	350	16.00	2019		98		1.00	5,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	772	772	772	159.95	123,481	
FEP	Porch, Enclosed	0	275	124	72.12	19,834	
FUS	Finished Upper Story	240	240	240	159.95	38,388	
TQS	Three Quarter Story Finished	426	532	426	128.08	68,139	
UBM	Unfinished Basement	0	532	106	31.87	16,955	
Ttl Gross Liv / Lease Area		1,438	2,351	1,668		266,797	



Property Card: 73 RICE ST

City of Marlborough, MA



Parcel Information	
Parcel ID: M_195930_899842 Vision ID: 4797 Owner: DOLIVEIRA NESTOR D Co-Owner: Mailing Address: 73 RICE ST MARLBOROUGH, MA 01752	Map: 57 Lot: 84A - Use Description: Single Family Zone: RB Land Area in Acres: 0.16
Sale History	Assessed Value
Book/Page: Sale Date: 2/27/2012 Sale Price: \$0	Land: \$123,800 Buildings: \$156,100 Extra Bldg Features: Outbuildings: Total: \$285,400

Building Details: Building #		
	Model: Living Area: 1438 Appr. Year Built: Style: Conventional Stories: 1.75 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 03 No. Baths: 2 No. Half Baths: 0	Int Wall Desc 1: Plastered Int Wall Desc 2: Ext Wall Desc 1: Aluminum Sidng Ext Wall Desc 2: Roof Cover: Asphalt Roof Structure: Gable or Hip Heat Type: Forced Hot Air Heat Fuel: Gas A/C Type: None



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73 Rice Street

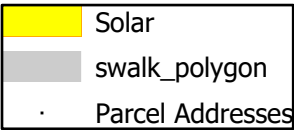
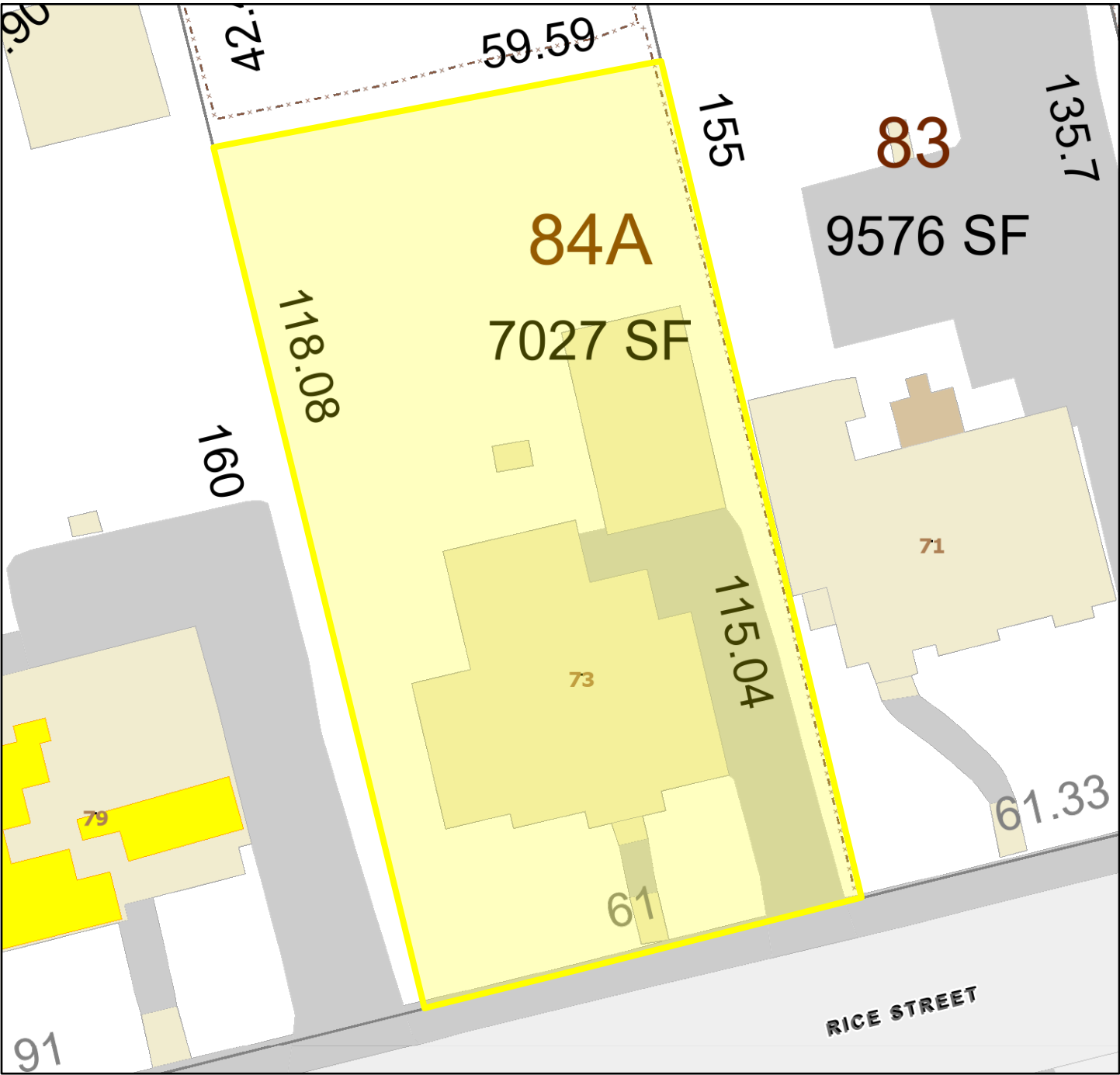
Marlborough, MA

1 inch = 20 Feet



www.cai-tech.com

December 6, 2022



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