



## 50 HUNTER AVENUE, MARLBOROUGH

**\$499,900**

**CONVENIENTLY  
LOCATED!**



**3  
BEDS**



**1  
BATHS**



**1,440  
SQ. FT.**

WELCOME TO 50 HUNTER AVENUE, MARLBOROUGH, MA! This charming 3-4 bedroom 48 foot Ranch offers a spacious layout and hardwood flooring throughout creating a warm and inviting atmosphere. Situated on a quiet side street near Route 495/290, its convenient location makes commuting easy while providing a peaceful environment. The large eat-in country kitchen is perfect for family meals. The living room is bright and cheerful offering a cozy fireplace and bay window, creating a comfortable place to relax. The private office is perfect for your zoom meetings. All the bedrooms are good size providing ample space for rest and relaxation. The oversize full bathroom offers ample space and plenty of storage. The mudroom adds functionality to the home providing space to store outdoor gear and keep the interior tidy. There is a walkout lower level and a 1 car garage. Close to Apex Center, Solomon Pond Mall, Rail Trail, New England Sports Center, conservation areas, restaurants. There is always something to do nearby.



**S. ELAINE MCDONALD,**  
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License No. 90417



SCAN FOR MORE INFO



**RE/MAX**  
**Executive Realty**

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73222706 - New**  
**Single Family - Detached**

**50 Hunter Ave**  
**Marlborough, MA 01752**  
**Middlesex County**

Style: **Ranch**  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.26 (11,157 SqFt)**  
Handicap Access/Features:  
Directions: **Near Labelle and Pleasant St**

List Price: **\$499,900**

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Main Bath: **No**  
Fireplaces: **2**  
Approx. Street Frontage:

**Remarks**

**Welcome to 50 Hunter Avenue, Marlborough, MA! This charming 3-4 bedroom 48 ft Ranch offers a spacious layout and hardwood flooring throughout creating a warm and inviting atmosphere. Situated on a quiet side street near Rt 495/290, its convenient location makes commuting easy while providing a peaceful environment. The large eat-in country kitchen is perfect for family meals. The living room is bright & cheerful offering a cozy fireplace and bay window, creating a comfortable place to relax. The private office is perfect for your zoom meetings. All the bedrooms are good size providing ample space for rest & relaxation. The oversize full bathroom offers ample space & plenty of storage. The mudroom adds functionality to the home providing space to store outdoor gear & keep the interior tidy. There is a walkout lower level & 1 car garage. Close to Apex Center, Solomon Pond Mall, Rail Trail, New England Sports Center, conservation areas, restaurants. There is always something to do nearby.**

**Property Information**

Approx. Living Area Total: **1,440 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,440 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **7 Electric Baseboard, Electric** Cool Zones: **2 Window AC, 2 Units**  
Parking Spaces: **2 Off-Street** Garage Spaces: **1 Under, Storage**  
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments in MLS before submitting an offer (in 1 PDF). Pls see firm remarks below. Roof is approximately 12 years old.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	17X16	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	14X12	Flooring - Vinyl, Country Kitchen, Exterior Access
Main Bedroom:	1	13X12	Closet, Flooring - Hardwood
Bedroom 2:	1	12X11	Closet, Flooring - Hardwood
Bedroom 3:	1	12X10	Closet, Flooring - Hardwood
Bath 1:	1	12X7	Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Flooring - Vinyl
Laundry:	B	-	-
Mud Room:	1	6X5	Closet, Exterior Access
Office:	1	12X10	Flooring - Hardwood

**Features**

Appliances: **Range, 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**  
Basement: **Yes Full, Walk Out, Interior Access, Garage Access**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Storm Windows**  
Exterior: **Wood**  
Exterior Features: **Screens, Garden Area**  
Flooring: **Vinyl, Hardwood**  
Foundation Size: **48x30**  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available**  
Lot Description: **Level**  
Road Type: **Public, Paved, Publicly Maint., Dead End**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **Personal Property**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1966** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:042 B:049 L:000**  
Assessed: **\$442,800**  
Tax: **\$4,534** Tax Year: **2024**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **Res**  
Map: **042** Block: **049** Lot: **000**

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2**  
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

# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 50 Hunter Ave Marlborough, MA 01752  
**Map Ref: M:** 042 **B:** 049 **L:** 000  
**Owner 1:** Anne E Obrien Tr  
**Owner Address:** 50 Hunter Ave Marlborough, MA 01752

**Zoning:**  
**Owner 2:**

## Property Information

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**Use:** 1-Family Residence  
**Levels:** 1  
**Total Rooms:** 6  
**Full Baths:** 1  
**Year Built:** 1966

**Total Area:** 3,118 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt

**Attached Garage:** 0  
**Heat Type:** Electric  
**Roof Type:** Gable  
**Air Conditioned:** No  
**Foundation:**

**Style:** Ranch  
**Lot Size:** 0.26 Acres (11,157 SqFt)  
**Bedrooms:** 3  
**Half Baths:** 0  
**Basement Type:**

**Total Living Area:** 1,440 SqFt  
**Addl.Floor Area:**  
**Finished Basement:** 0 SqFt  
**Total Basement:** 1,440 SqFt

**Other Garage:** 0  
**Fuel Type:** Electric  
**Exterior:** Wood Side/Shingles  
**Fireplaces:** 2  
**Condition:** Average

## Assessment Information

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**Last Sale Date:**  
**Last Sale Book:**  
**Land Value:** \$201,400  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2024  
**Map Ref: M:** 042 **B:** 049 **L:** 000  
**Tax Rate (Comm):** 17.66

**Last Sale Price:**  
**Last Sale Page:**  
**Building Value:** \$241,400  
**Total Value:** \$442,800  
**Estimated Tax:** \$4,534  
**Tax Rate (Res):** 10.24  
**Tax Rate (Ind):** 17.66

## Mortgage History

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### Recent Mortgage #1

---

**Buyer Name:** Anne E Obrien  
**Mortgage Amount:** \$60,000  
**Mortgage Book:** 47828  
**Discharge Book:** 68163  
**Discharge Date:** 10/06/2016

**Lender Name:** St Mary Cu  
**Mortgage Date:** 07/19/2006  
**Mortgage Page:** 443  
**Discharge Page:** 147

### Recent Mortgage #2

---

**Buyer Name:** Gregory J Obrien  
**Mortgage Amount:** \$79,500  
**Mortgage Book:** 0

**Lender Name:** St Mary Cu  
**Mortgage Date:** 01/29/1999  
**Mortgage Page:** 0

### Recent Mortgage #3

---

**Buyer Name:** Gregory J Obrien  
**Mortgage Amount:** \$50,000  
**Mortgage Book:** 0

**Lender Name:** St Mary Cu  
**Mortgage Date:** 02/28/1997  
**Mortgage Page:** 0

### Recent Mortgage #4

---

**Buyer Name:** Anne E Brien  
**Mortgage Amount:** \$30,000  
**Mortgage Book:** 0

**Lender Name:** Worc Cnty Inst Svgs  
**Mortgage Date:** 01/06/1994  
**Mortgage Page:** 0

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA  <b>VISION</b>	
OBRIEN ANNE E TRUSTEE TRUSTEE OF THE ANNE E OBRIEN F 50 HUNTER AVE  MARLBOROUGH MA 01752		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed		
						RES BLDG	1010	241,400	241,400		
						RES LAND	1010	201,400	201,400		
<b>SUPPLEMENTAL DATA</b>						Total				442,800	442,800
Alt Prcl ID 42/49// Deed Ref 44764 Aff Housin Schedule I LCD CERT GIS ID M_194687_900550				PROBATE  Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OBRIEN ANNE E TRUSTEE		80035	0167	04-27-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
OBRIEN GREGORY J		13423	0663	01-01-1988	U	I	0		2023	1010	237,600	2022	1010	188,700		
										1010	170,700	2021	1010	162,600		
									Total		408,300	Total		351,300	Total	338,300

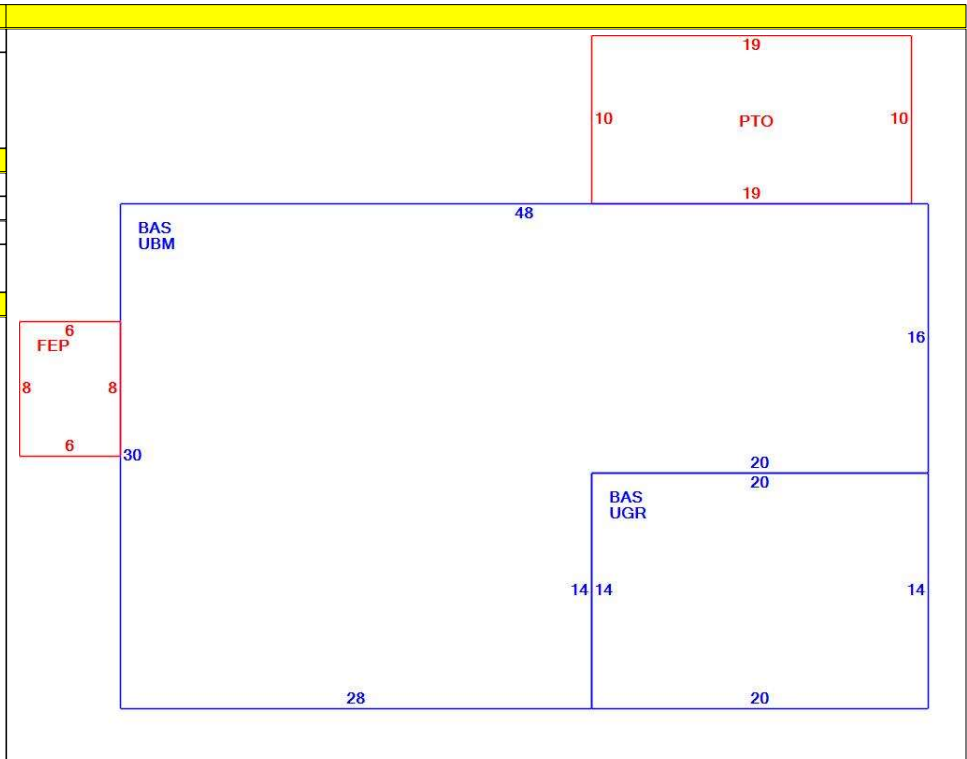
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
		Total	0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060					Appraised Bldg. Value (Card)			235,500
					Appraised Xf (B) Value (Bldg)			5,900
					Appraised Ob (B) Value (Bldg)			0
					Appraised Land Value (Bldg)			201,400
					Special Land Value			0
					Total Appraised Parcel Value			442,800
					Valuation Method			C
					Total Appraised Parcel Value			442,800

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
									11-21-2017	TB	07	1	00	Measured & Listed
									03-20-2009	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	A3			11,157 SF	18.06	1.00000	5	1.00	0060	1.000		1.0000	18.06	201,400
Total Card Land Units						0.26	SF	Parcel Total Land Area				0.26	Total Land Value			201,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electric			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
<b>CONDO DATA</b>					
Parcel Id			C		Owne
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New				341,268	
Year Built				1966	
Effective Year Built				1982	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				31	
Functional Obsol					
External Obsol					
Trend Factor				1	
Condition					
Condition %					
Percent Good				69	
RCNLD				235,500	
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
FPL1	FIREPLACE 1	B	1	6500.00	1980		69		0.00	4,500
FPO	EXTRA OPENI	B	1	2000.00	1980		69		0.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	188.99	272,146
FEP	Porch, Enclosed	0	48	22	86.62	4,158
PTO	Patio	0	190	10	9.95	1,890
UBM	Unfinished Basement	0	1,160	232	37.80	43,846
UGR	Garage, Below Grade	0	280	70	47.25	13,229
Ttl Gross Liv / Lease Area		1,440	3,118	1,774		335,269



# Property Card: 50 HUNTER AVE

City of Marlborough, MA



Parcel Information	
<b>Parcel ID:</b> M_194687_900550 <b>Vision ID:</b> 3041 <b>Owner:</b> OBRIEN ANNE E TRUSTEE <b>Co-Owner:</b> <b>Mailing Address:</b> 50 HUNTER AVE  MARLBOROUGH, MA 01752	<b>Map:</b> 42 <b>Lot:</b> 49 - <b>Use Description:</b> Single Family <b>Zone:</b> A3 <b>Land Area in Acres:</b> 0.26
Sale History	Assessed Value
<b>Book/Page:</b> <b>Sale Date:</b> 4/27/2022 <b>Sale Price:</b> \$1	<b>Land:</b> \$162,600 <b>Buildings:</b> \$185,600 <b>Extra Bldg Features:</b> <b>Outbuildings:</b> <b>Total:</b> \$351,300

Building Details: Building #		
	<b>Model:</b> <b>Living Area:</b> 1440 <b>Appr. Year Built:</b> <b>Style:</b> Ranch <b>Stories:</b> 1 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 6 <b>No. Bedrooms:</b> 03 <b>No. Baths:</b> 1 <b>No. Half Baths:</b> 0	<b>Int Wall Desc 1:</b> Drywall <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asphalt <b>Roof Structure:</b> Gable or Hip <b>Heat Type:</b> Electric <b>Heat Fuel:</b> Electric <b>A/C Type:</b> None



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# 50 Hunter Avenue

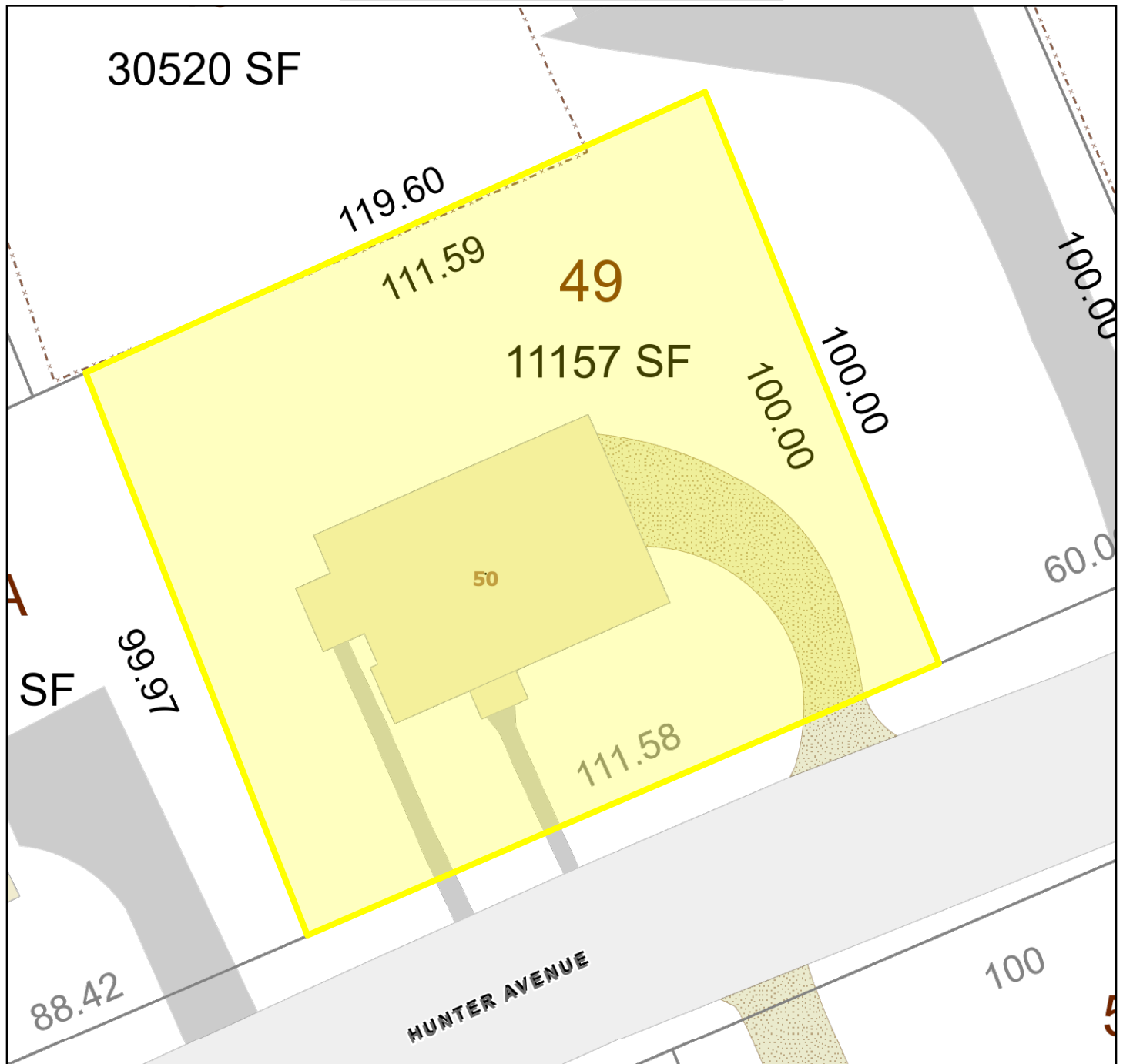
Marlborough, MA

1 inch = 24 Feet



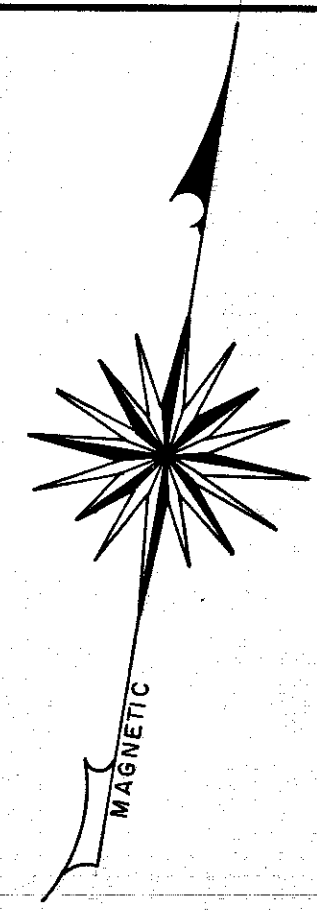
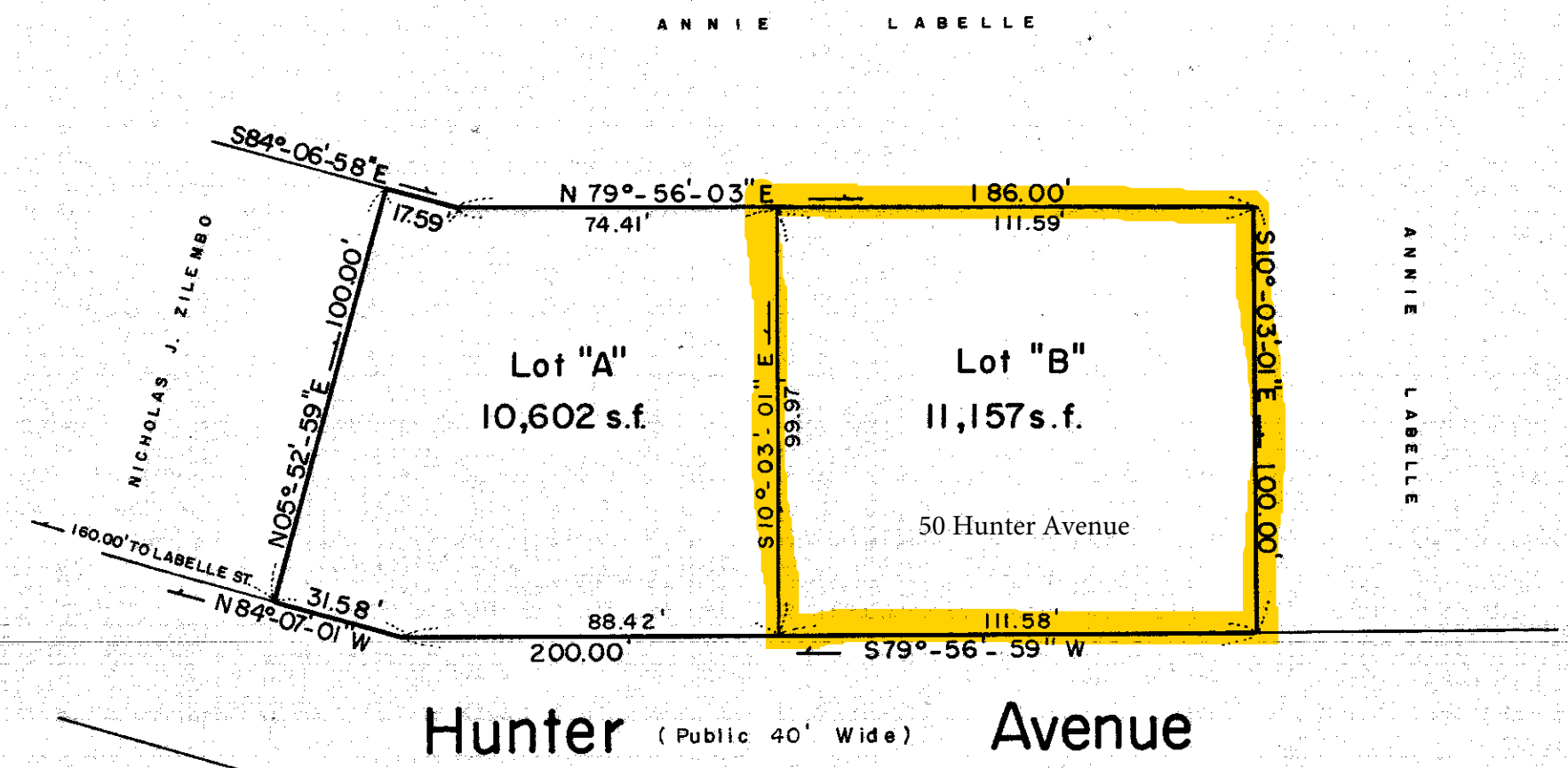
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April 11, 2024



	swalk_polygon
	Parcel Addresses
	Other Legal - No Ortho

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Board of Appeals Variance Granted  
September 30, 1965

Approval under the Subdivision  
Control Law not required  
MARLBOROUGH PLANNING BOARD  
Date: Oct 14, 1965 Members: Peter Panogian  
No determination of compliance with zoning requirements  
has been made or is intended.

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Plan Number 1428 of 1965  
Rec'd NOV. 10, 1965 at 12h 16m P.m  
With DEED Doc. No. 204  
VICTORIA A. CARAGIAN  
DAVID M. ESTABROOK ET UX.  
Recorded, Book 10979 Page 11  
Attest: [Signature] REGISTER

FEES 6.00  
BY N.L.

PLAN OF LAND in MARLBOROUGH, MASS.		
Owned by: Victoria A. Caragian		DEED REF: Bk.#10,284 Pg.#324 PLAN REF: PL.Bk.#307 PL.#48
Scale: 1"=40'		October 13, 1965
	Nashoba Survey Co. Inc. 230 Maple Street Marlborough, Mass. JOHN D. COSTEDIO (Reg. Land Surveyor)	