

57 NEIL STREET, MARLBOROUGH

\$649,900



4 BEDS



2 BATHS



2,237 SQ. FT.

TWO FAMILY!

WELCOME TO 57 NEIL STREET, MARLBOROUGH, MA! This truly one-of-a-kind charming 2-family has been lovingly maintained by current owners for many years! Each unit features a spacious kitchen with a walk-in pantry, eat-in area, generous dining room with closet space, two comfortable bedrooms, bright walk-out bay windows, hardwood flooring, ceiling fans, and crown moldings. Enjoy the comfort and efficiency of economical gas heat and gas hot water. The first-floor unit boast a relaxing front porch ideal for summer evenings. Plenty of off-street parking plus a detached 1-car garage. The lawn is well manicured and there is a level fenced backyard. Roof is 14 years old. Vinyl siding. Pride of ownership throughout. Located just a short walk to Main St. Marlborough, park, the new library, and schools. This home offers a superior commuter location near Rt 495/290/90/85/20! Quick occupancy if needed.



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

Direct: 978-875-0097

Office: 888-838-9444

elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417

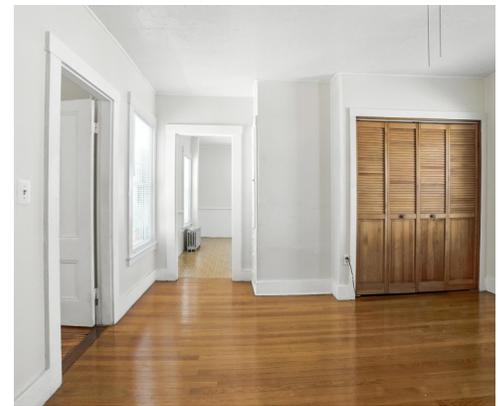


SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



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Marlborough, MA 01752

Assessment and Sales Report

Location & Ownership Information

Address: 57 Neil St
Marlborough, MA 01752-2835
Map Ref: M: 070 **B:** 112 **L:** 000
Owner 1: William C Katsikas Tr
Owner Address: 104 E Dudley St
Marlborough, MA 01752-2835

Zoning:
Owner 2:

Property Information

Use: 2-Family Residence
Levels: 3
Total Rooms: 8
Full Baths: 2
Year Built: 1880

Style: Two-Family
Lot Size: 0.17 Acres (7,337 SqFt)
Bedrooms: 2
Half Baths: 0
Basement Type:

Total Area: 3,858 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Total Living Area: 2,237 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 1,169 SqFt

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

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Vinyl Siding
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$187,700
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 070 **B:** 112 **L:** 000
Tax Rate (Comm): 16.96

Last Sale Price:
Last Sale Page:
Building Value: \$355,500
Total Value: \$543,200
Estimated Tax: \$5,356
Tax Rate (Res): 9.86
Tax Rate (Ind): 16.96

Mortgage History

Recent Mortgage #1

Buyer Name: William C Katsikas
Mortgage Amount: \$30,000
Mortgage Book: 0

Lender Name: Marlborough City Of
Mortgage Date: 08/18/2000
Mortgage Page: 0

Recent Mortgage #2

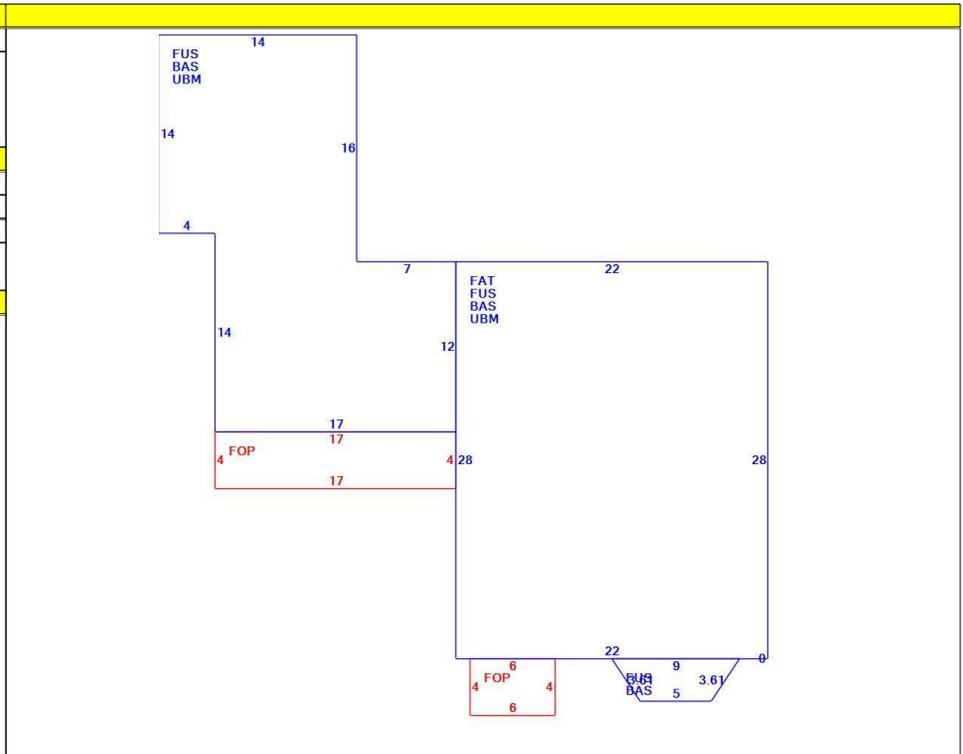
Buyer Name: William C Katsikas
Mortgage Amount: \$24,939
Mortgage Book: 0

Lender Name: Fleet Natl Bk
Mortgage Date: 07/12/2000
Mortgage Page: 0

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION								
KATSIKAS WILLIAM C TR RHONDA M KATSIKAS TR 104 EAST DUDLEY ST MARLBOROUGH MA 01752		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed			Total 543,200 543,200						
						RES BLDG	1040	350,700	350,700									
						RES LAND	1040	187,700	187,700									
SUPPLEMENTAL DATA						RES BLDG	1040	4,800	4,800									
		Alt Prcl ID 70/112// Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_196145_899252			PROBATE Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
KATSIKAS WILLIAM C TR		65763	0585	07-21-2015	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed				
KATSIKAS WILLIAM C		25366	0572	05-26-1995	U	I	0	1F	2025	1040	350,700	2024	1040	320,200				
										1040	187,700		1040	170,600				
										1040	4,800		1040	4,800				
									Total		543,200	Total		495,600				
									Total		451,400	Total		451,400				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				350,700					
0050									Appraised Xf (B) Value (Bldg)				0					
									Appraised Ob (B) Value (Bldg)				4,800					
									Appraised Land Value (Bldg)				187,700					
									Special Land Value				0					
									Total Appraised Parcel Value				543,200					
									Valuation Method				C					
									Total Appraised Parcel Value				543,200					
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				
									03-02-2020	TB	02		00	Measured & Listed				
									12-16-2011	PM			02	Measured & 2 Vist				
									03-02-2004	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	1040	Two Family	RC			7,337 SF	26.93	1.00000	5	1.00	0050	0.950		1.0000	25.58	187,700		
Total Card Land Units						0.17	SF	Parcel Total Land Area						0.17	Total Land Value			187,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Two Family			
Model	01	Residential			
Grade:	03	Average			
Stories:	2.5				
Occupancy	2				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	06	Steam			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
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		531,321			
Year Built		1880			
Effective Year Built		1979			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		34			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		66			
RCNLD		350,700			
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
FGR3	GARAGE-PO	L	264	36.00	1972		51		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,057	1,057	1,057	209.31	221,241	
FAT	Attic Finished	123	616	123	41.79	25,745	
FOP	Open Porch	0	92	18	40.95	3,768	
FUS	Finished Upper Story	1,057	1,057	1,057	209.31	221,241	
UBM	Unfinished Basement	0	1,036	207	41.82	43,327	
Ttl Gross Liv / Lease Area		2,237	3,858	2,462		515,322	



Property Card: 57 NEIL ST
 City of Marlborough, MA



Parcel Information	
Parcel ID: M_196145_899252 Vision ID: 7732 Owner: KATSIKAS WILLIAM C TR Co-Owner: Mailing Address: 104 EAST DUDLEY ST MARLBOROUGH, MA 01752	Map: 70 Lot: 112 - Use Description: Two Family Zone: RC Land Area in Acres: 0.17
Sale History	Assessed Value
Book/Page: Sale Date: 7/21/2015 Sale Price: \$0	Land: \$126,400 Buildings: \$257,000 Extra Bldg Features: Outbuildings: Total: \$385,000

Building Details: Building #		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1: Plastered
	Living Area: 2237	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1: Vinyl Siding
	Style: Two Family	Ext Wall Desc 2:
	Stories: 2.5	Roof Cover: Asphalt
	Occupancy: 2	Roof Structure: Gable or Hip
	No. Total Rooms: 8	Heat Type: Steam
	No. Bedrooms: 02	Heat Fuel: Gas
No. Baths: 2	A/C Type: None	
No. Half Baths: 0		



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This information is believed to be correct but is subject to change and is not warranted.



57 Neil Street

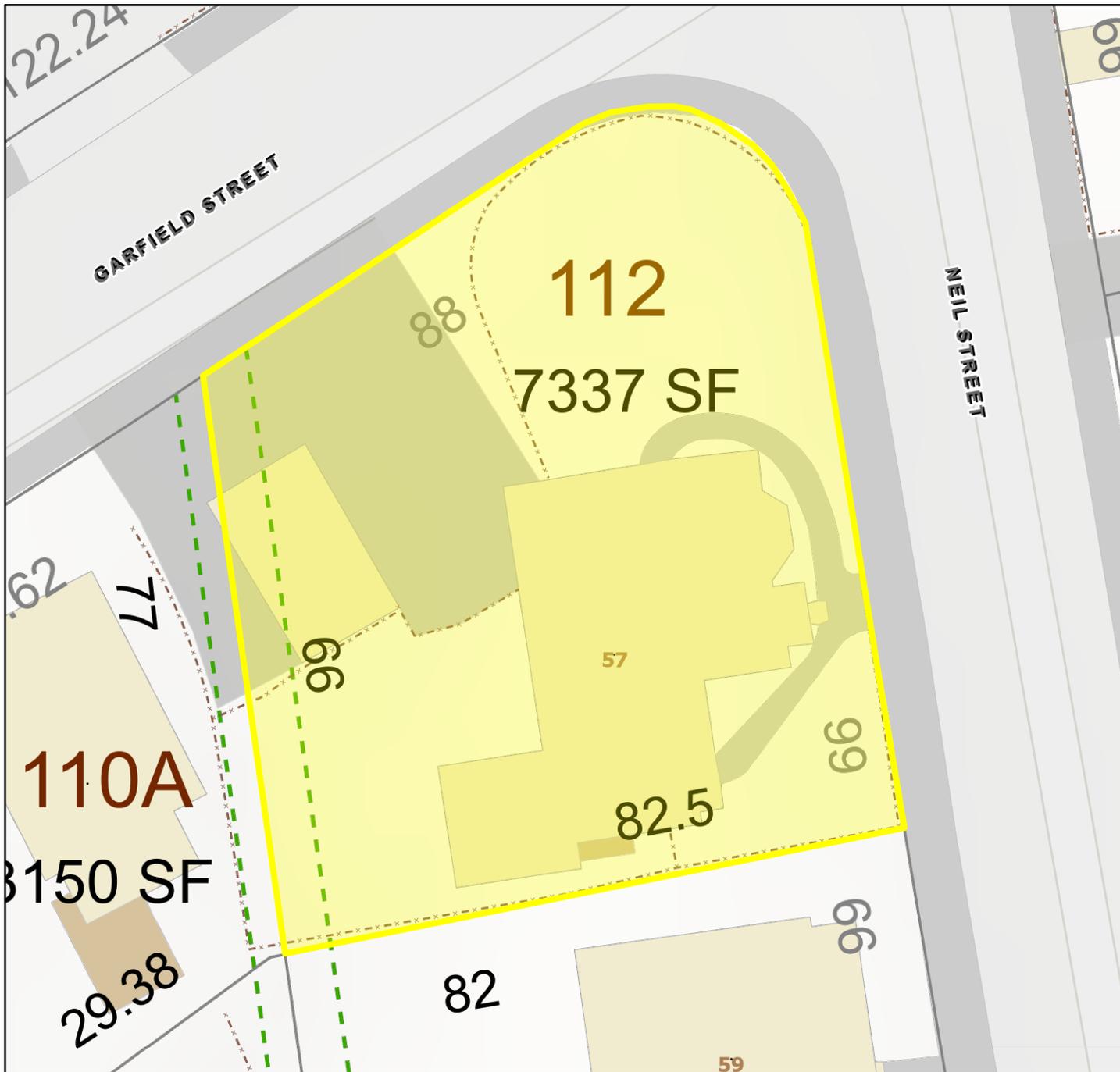
Marlborough, MA

1 inch = 18 Feet



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July 21, 2025



	CAI Town Line		Fence		DECK
	Parcel Lines - No Ortho		Easement		Roads
	Other Legal - No Ortho		swalk_polygon		Paved
	Parcel Addresses		GENERAL		Paved

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.