

# 369 DOUGLAS RD

**Location** 369 DOUGLAS RD

**Mblu** 3/ 121/ / /

**Acct#**

**Owner** WOON-TECH INC

**Assessment** \$1,762,000

**PID** 344

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,458,400	\$303,600	\$1,762,000

## Owner of Record

**Owner** WOON-TECH INC  
**Co-Owner**  
**Address** 369 DOUGLAS RD  
WHITINSVILLE, MA 01588

**Sale Price** \$4,400,000  
**Certificate**  
**Book & Page** 59525/0192  
**Sale Date** 10/10/2018  
**Instrument** 1U

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOON-TECH INC	\$4,400,000		59525/0192	1U	10/10/2018
WGM FABRICATORS, LLC	\$1,125,000		52954/0312	1O	10/24/2014
HAYWOOD-MUNDIE REALTY TRUST	\$275,000		16846/0130	1J	01/26/1995
WHITINSVILLE REDEVELOPMENT TR	\$275,000		/0	1P	01/02/1995

## Building Information

### Building 1 : Section 1

**Year Built:** 1995  
**Living Area:** 31,080  
**Replacement Cost:** \$1,577,487  
**Building Percent Good:** 88  
**Replacement Cost**  
**Less Depreciation:** \$1,388,200

**Building Attributes**

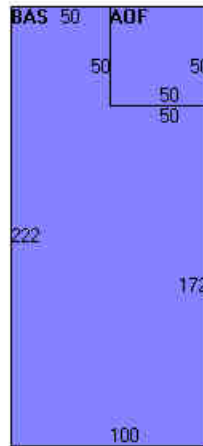
Field	Description
Style:	Industrial
Model	Ind/Comm
Grade	Average
Stories:	1
Occupancy	0.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	INDUSTRIAL M96
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	4000
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Comn Wall	0.00

### Building Photo



(<https://images.vgsi.com/photos/NorthbridgeMAPhotos/default.jpg>)

### Building Layout



([https://images.vgsi.com/photos/NorthbridgeMAPhotos/Sketches/344\\_344](https://images.vgsi.com/photos/NorthbridgeMAPhotos/Sketches/344_344))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	28,256	28,256
AOF	Office, (Average)	2,824	2,824
		31,080	31,080

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	392.00 S.F.	\$6,900	1

### Land

#### Land Use

Use Code 4000

#### Land Line Valuation

Size (Acres) 3.24

**Description** INDUSTRIAL M96  
**Zone** I1  
**Neighborhood** 3000  
**Alt Land Appr** No  
**Category**

**Frontage** 0  
**Depth** 0  
**Assessed Value** \$303,600

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			40000.00 S.F.	\$60,000	1
LT1	LIGHTS-IN W/PL			4.00 UNITS	\$2,000	1
SGN3	W/INT LIGHTS			26.00 S.F.&HGT	\$1,300	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,458,400	\$303,600	\$1,762,000
2021	\$1,437,000	\$185,900	\$1,622,900
2020	\$1,437,000	\$185,900	\$1,622,900