Map	Lot	Sub	Sublot	Parcel ID	Building Location
028.0	0066	0000.0		028.0-0066-0000.0	171 BEARFOOT ROAD

Northborough

	Card: 1 of 1	Total Card	Total Parcel
APPR		5,693,200 /	5,693,200
USE + IMP		5,693,200 /	5,693,200
USE LAND		0 /	0
ASSESSED		5,693,200 /	5,693,200

PROPERTY LOCATION

171 BEARFOOT ROAD
NORTHBOROUGH, MA 01532

OWNERSHIP

IRON MOUNTAIN DATA CENTERS LLC
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468-0000

Occ		Type	

PREVIOUS OWNER

IRON MOUNTAIN INFORMATION MANAGEMENT LLC
1 FEDERAL STREET
BOSTON, MA 02110-0000

NARRATIVE DESCRIPTION

This parcel contains 5.76577 AC of land mainly classified as TELE-DATA with a WAREHOUSE building built about 2013, having primarily STEEL Exterior and 22,170 Square Feet, with 1 Commercial Unit, 2 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	NORT	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	I	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
434	4,435,300	211,000	5.77	1,046,900	5,693,200
Building Total	4,435,300	211,000	5.77	1,046,900	5,693,200
Parcel Total	4,435,300	211,000	5.77	1,046,900	5,693,200
Source	2 - Income App	Tot Val SF/Bld	256.80	Tot Val SF/Prcl	256.80

LEGAL DESCRIPTION

Lot A2, Plan 943/55

Lot Size	
Total Land	
Land Unit Type	AC

PREVIOUS ASSESSMENTS

Property ID: 7145

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	434	4,431,800	214,500	5.76577	1,046,900	5,693,200	5,693,200	2026/LDS 10/10/25 10:07:33 /	10/10/2025
2025	FV	434	4,125,800	229,300	5.76577	1,003,200	5,358,300	5,358,300	FV posted for prelim bills	05/05/2025
2024	FV	434	4,315,800	229,300	5.76577	915,200	5,460,300	5,460,300	Year End	12/07/2023
2023	FV	434	3,066,400	232,900	5.76577	868,100	4,167,400	4,167,400	Year End Roll	12/09/2022
2022	FV	434	2,904,600	360,000	5.76577	795,900	4,060,500	4,060,500	Year End Roll	12/13/2021
2021	FV	434	2,826,000	360,000	5.76577	762,300	3,948,300	3,948,300	Year End Roll	12/18/2020
2020	FV	401	2,007,600	360,000	5.76577	762,300	3,129,900	3,129,900	Year End Roll (from FY2020)	12/11/2019
2019	FV	401	19,471,000	871,400	58.42174	9,375,700	29,718,100	29,718,100	Moving after tax rate added fo	12/06/2018
2018	FV	401	18,439,600	883,000	58.42173	9,256,200	28,578,800	28,578,800	Year End Roll	12/12/2017
2017	FV	401	17,765,200	835,800	58.42173	9,256,200	27,857,200	27,857,200	Year End Roll	12/7/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
IRON MOUNTAIN INFORMATION MANA	60617-263	P	06/27/2019	10	No	D	F	
NORTHBORO LIMITED PARTNERSHIP	40380-83	P	12/20/2006	14,000,000	No	D	O	
SPRINGFIELD SUGAR	16114-0347	P	03/09/1994	6,000,000	No	D	B	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
07/31/2018	2018 333		5,300		C	SG	26 sf sign (Rentsys)	

ACTIVITIES

Date	Result	By
06/28/2021	C	Historical Staff
04/20/2017	XV	Historical Staff

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

User Account
GIS Coord 1
GIS Coord 2
Insp Date
06/28/2021
Print Date / Time
1/6/2026 3:54 pm
Last Date / Time
3/6/25 11:54 pm
apro

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

LAND SECTION (434)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
434	TELE-DATA		1	120,000		SF	PRIMARY	1		11.03	7.72	11	1								926,500		0	0.00000		1	926,500	3 prime sites
434	TELE-DATA		1	3.01095		AC	RESIDUAL	1		40,000	39,987.38	11	1								120,400		0	0.00000		1	120,400	
Total AC/HA			5.77		Total SF/SM		251,156.98		Parcel LUC	434 - TELE-DATA				P. NBC Desc	11		Tot	1,046,900	Spl Credit	0.00		Tot	1,046,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 028.0-0066-0000.0

Exterior Information

Type	43 - WAREHOUSE		
Stry Hght	1 - 1 Story		
(Liv) Units	0	Tot	1
Found	6 - SLAB		
Frame	S - PREFAB METAL		
P. Wall	22 - STEEL		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	9 - METAL		
Color			
View			
Shape			
Bld Name			

General Information

Grade	E - EXCELLENT		
Year Blt	2013	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	21.00		
P. Int Wall	1 - DRY/PLASTER		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	VN - VINYL		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	1 - EXTENSIVE		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	3 - ELEC		
Heat	1 - FHA		
# Heat Sys	0		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	2	Rtng	A - AVERAGE
Add. 1/2	0	Rtng	
Other Fix	1	Rtng	A - AVERAGE

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	9.1
Functional		
Economic		
Special		
Override		
	Total	9.1%

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

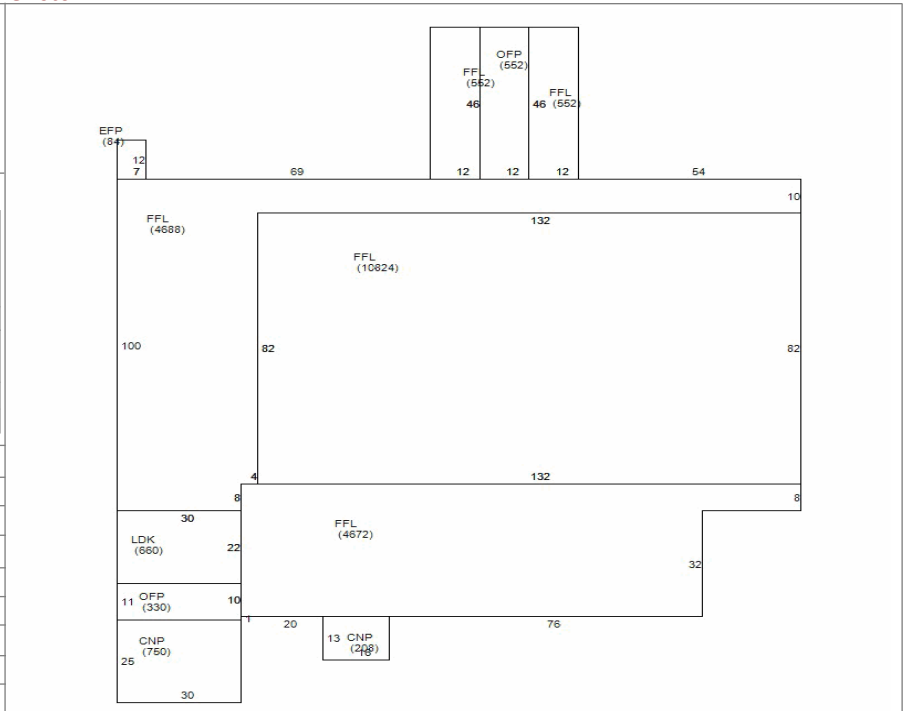
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	84.00	Depr	445,760
Size Adj	1.25000	Depr'd Total	4,452,702
Con Adj	1.19964	Juris Ft.	1.0000
Adj Prc	$125.96	Spec. Features	$0
Grade Ft.	1.75000	Lump Sum	
Other Feat	$110,477	Final Total	$4,452,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$4,452,700
Adj Tot (RCN)	4,898,462	Total $/SF	$200.84
Depr %	9.1%	Undepr $/SF	220.43000

Sketch



Mobile Home

Make		Model		Serial		Year	Color

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	21,288	21,288	21,288	21,288	122.34	2,604,374
OFP	OPEN PORCH	882	882	882	0	27.18	23,973
LDK	LOADING DK	660	660	0	0	29.94	19,760
CNP	CANOPY	958	958	0	0	48.27	46,243
EFP	ENCL PORCH	84	84	0	0	44.09	3,704
Building Totals		23,872	23,872	22,170	21,288		2,698,053
Parcel Totals		23,872	23,872	22,170	21,288		2,698,053

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	WHS	23	0	G	100

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
OHD	OVERHEAD DOO	M	S	1	1.00	A	AV	2013	4,240.00	B	9.1%	434	1	11	1		1	3,900	3,900
66	CANOPY	M	S	1	1080.00	A	AV	2013	47.75	B	9.1%	434	1	11	1		1	46,000	46,000
LDK	LOADING DOCK	M	S	1	660.00	A	AV	2013	22.25	B	9.1%	434	1	11	1		1	10,500	10,500
FA	FIRE ALARM	M	S	1	1.00	A	AV	2013	1.00	B	9.1%	434	1	11	1		1	0	0
FA	FIRE ALARM	M	S	1	1.00	A	AV	2013	1.00	B	9.1%	434	1	11	1		1	0	0
FA	FIRE ALARM	M	S	1	1.00	A	AV	2013	1.00	B	9.1%	434	1	11	1		1	0	0
TI	Tank Ingroun	D	Y	2	4000.00	G	AV	2013	3.50	T	13%	434	1	11	1		1	29,200	29,200
GNC1	C-I GENERATO	D	Y	2	1.00	A	AV	2013	100,000.00	T	9.1%	434	1	11	1		1	181,800	181,800
Building Totals					Yard Item Appr				211,000			Special Feature Appr					60,400	271,400	271,400
Parcel Totals					Yard Item Appr				211,000			Special Feature Appr					60,400	271,400	271,400

Image



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