

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION						
HILLCREST EDUCATIONAL CENTER C/O OVERLEE LLC PO BOX 1229 STOCKBRIDGE, MA 01262										1-3-0				349 OLD STOCKBRIDGE RD						
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
										OVERLEE LLC HILLCREST EDUCATIONAL CEN				06/09/2025 06/27/1985		K X	2,800,000		7837-74 1119-1105	
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		LPI	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560		3	1.00	A	1.00	A	1.00	389,400	1.00	A	1.00	46	2.75			389,400		
200	A	2.000		3	1.00	A	1.00	A	1.00	249,975	1.00	A	1.00	46	2.75			499,950		
300	A	8.900		3	1.00	A	1.00	A	1.00	38,775	0.73	A	1.00	46	2.75			253,580		

TOTAL	11.900 Acres	ZONING	R1A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Laurel-Kemble	N O T E				LAND	1,142,900	1,142,900
Inf1	AVG					BUILDING	1,380,600	1,380,600
Inf2	AVG					DETACHED	89,700	89,700
						OTHER	537,500	537,500
						TOTAL	3,150,700	3,150,700

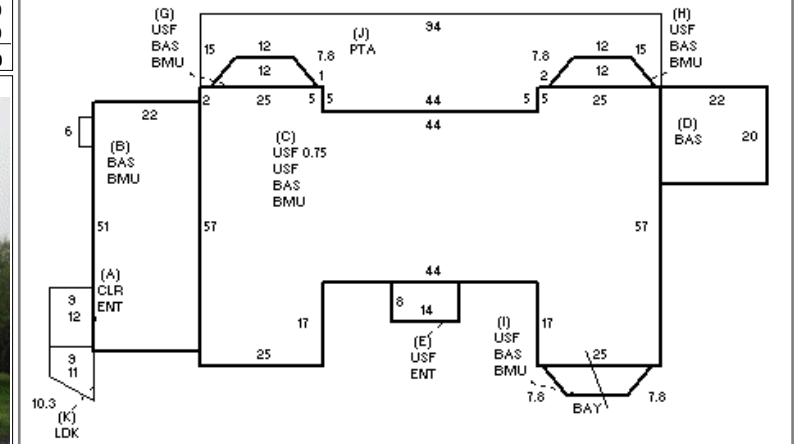
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	
GZB	A	1.00	30	0.70	8 SIDES/4.5	1998	98	36.11	2,500
GHP	L	0.80	60	0.40	8X11		88	11.70	400
SHF	L	0.80	70	0.30	8X12		96	11.87	300
APR	A	1.00	30	0.70	18X30	2003	540	21.70	8,200
APO	A	1.00	30	0.70			30	87.30	1,800
W06	A	1.00	20	0.80		2000	268	13.10	2,800
C06	G	1.20	30	0.70			50	21.72	800
SHF	L	0.80	30	0.70	8X12		96	11.87	800
PAV	A	1.00	50	0.50		1996	36,250	2.30	41,700
SHF	L	0.80	30	0.70	8X12		96	11.87	800
GZB	A	1.00	30	0.70	8 SIDES/4.5		98	36.11	2,500
UTB	L	0.80	30	0.70	PUMP HOUSE	2013	170	28.30	3,400
LH1	+	1.10	30	0.70			9	3,180.32	20,000
W04	A	1.00	40	0.60	POST/RAIL		283	8.50	1,400
SW1	E	1.80	20	0.80	1X5	2003	5	58.68	200
C06	A	1.00	10	0.90			128	18.10	2,100



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		COMMERCIAL		11/16/2005	PBK
STYLE	96	1.54	SCHOOLS [100%]	LIST	11/16/2005	PBK
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]	REVIEW	2/1/2008	RJM

BLDG COMMENTS
HILLCREST ED CENTER

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
C-23-0062	10/19/2023	9	Reno / Alter	408,245	07/18/2024	WJB	100	100
C-21-0066	09/20/2021	7	Other	20,000	07/25/2022	WJB	100	100
C-21-6	02/07/2021	14	Fences	12,500	08/17/2021	PJK	100	100
C19-0078	06/11/2019	9	Reno / Alter	4,485	08/26/2020	WJB	100	100
E19-0103	05/22/2019	23	ELECTRICAL		08/26/2020	WJB	100	100



YEAR BLT	1902	SIZE ADJ	0.840	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,137,725
NET AREA	14,359	DETAIL ADJ	1.597	FOUNDATION	4	FLR & WALL	1.00	+	ENT	N	ENCL ENTRY	238		62.71	14,926	CONDITION ELEM	CD
\$NLA(RCN)	\$219	OVERALL	1.000	EXT. COVER	12	BRICK VEENEER	1.05	A	CLR	N	COOLER	108		59.84	6,463	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNF	5,818		75.01	436,414	INTERIOR	A
STORIES	0	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	4,808	1902	180.91	869,825	CDN/APP	
% HEATED	0	.95		FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UP-STRY FIN	3,293	1902	180.91	595,744		
% AIR COND	0	1.00		INT. FINISH	1	PLASTER	1.04	+	BAS	L	BASE AREA	6,258	1902	180.91	1,132,148		
% SPRINKLER	0	1.00		HEATING/COOL	1	FORCED AIR	1.00	J	PTA	N	PATIO/STOOP	1,426		12.12	17,285		
				FUEL SOURCE	1	OIL	1.00	K	LDK	N	LOADING DOCK	77		40.26	3,100		
				NAF	0		1.00	F32	O	FPL 3S 2OP	1		15,148.10	15,148			
								F33	O	FPL 3S 3OP	3		15,557.67	46,673			
																EFF.YR/AGE	1979 / 45
																COND	36 36 %
																FUNC	0
																ECON	20 USE
																DEPR	56 % GD 44
																RCNLD	\$1,380,600

Key: 2

Town of LENOX - Fiscal Year 2026

12/4/2025

3:29 pm

SEQ #: 3

LEGAL

LAND

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BUILDING

CURRENT OWNER						PARCEL ID			LOCATION			
HILLCREST EDUCATIONAL CENTER C/O OVERLEE LLC PO BOX 1229 STOCKBRIDGE, MA 01262						1-3-0			349 OLD STOCKBRIDGE RD			
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	LPI	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE		LAND	137,400	
Infl1				BUILDING		
Infl2				DETACHED		
				OTHER		
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

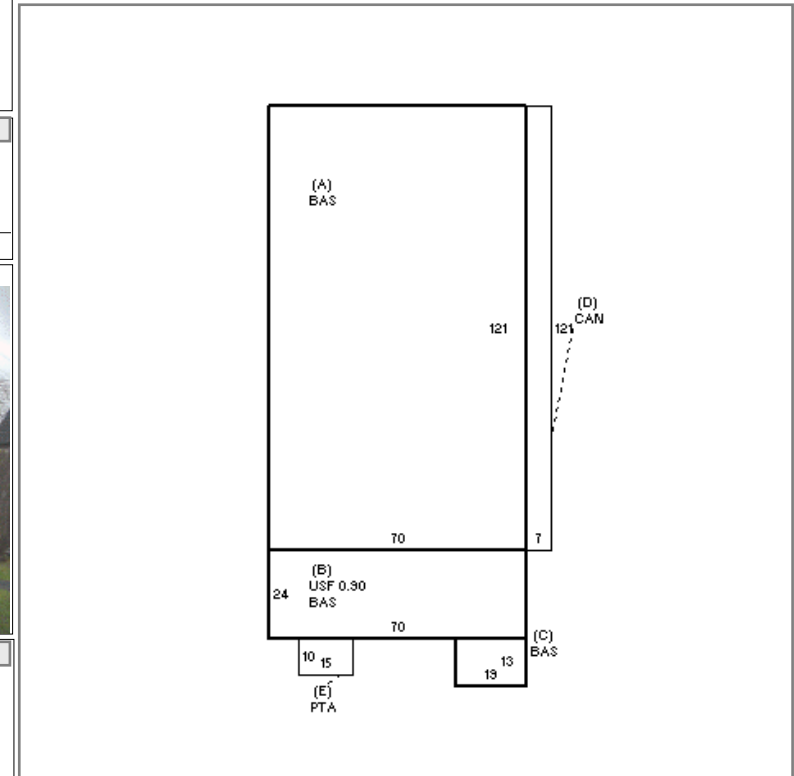


BLDG COMMENTS		
EXT=METAL & CC-BLOCK		

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	98	0.82	GYMNASIUM [73%]	REVIEW	12/12/2005	RJM
QUALITY	L	0.80	LOW COST [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1975	SIZE ADJ	0.865	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	808,354				
NET AREA	11,909	DETAIL ADJ	0.783	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	8,470	1975	66.43	562,654	CONDITION ELEM CD					
\$NLA(RCN)	\$68	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	1,680	1975	66.43	111,601	EXTERIOR A					
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	1,512	1975	66.43	100,441	INTERIOR A					
CAPACITY		UNITS	ADJ	ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	247	1975	66.43	16,408	CDN/APP					
STORIES		2	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	CAN	N	CANOPY	847		19.60	16,602						
% HEATED		100	1.00	INT. FINISH	6	MINIMUM	0.95	E	PTA	N	PATIO/STOOP	150		4.32	648						
% AIR COND		27	1.01	HEATING/COOL	1	FORCED AIR	1.00														
% SPRINKLER		0	1.00	FUEL SOURCE	2	GAS	1.00														
				NAF	0		1.00														
																EFF.YR/AGE	1982 / 42				
																COND	33	33 %			
																FUNC	0				
																ECON	50	USE			
																DEPR	83	% GD	17		
																RCNLD	\$137,400				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS					2	2 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	



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BUILDING

CURRENT OWNER	PARCEL ID	LOCATION			
HILLCREST EDUCATIONAL CENTER C/O OVERLEE LLC PO BOX 1229 STOCKBRIDGE, MA 01262	1-3-0	349 OLD STOCKBRIDGE RD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

[illegible]

TOTAL		ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E				LAND	11,900	
Inf1						BUILDING		
Inf2						DETACHED		
						OTHER		
						TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		COMMERCIAL		11/16/2005	PBK
STYLE	20	1.00	OFFICE BUILDING [100%]	LIST	11/16/2005	PBK
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	12/12/2005	RJM

BLDG COMMENTS
GAINER HALL /OFFICE & STORAGE

[illegible]

A diagram of a rectangular building with the following features:

- Top Right Extension:** A small rectangle with a width of 4 and a height of 3. It is labeled (C) w/DK.
- Main Building:** A large rectangle with a width of 26 and a height of 20. It is labeled (A) BAS.
- Bottom Center Extension:** A small rectangle with a width of 6 and a height of 5. It is labeled (B) OPA.

YEAR BLT	1903	SIZE ADJ	1.740	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	85,234		
NET AREA	520	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	520	1903	162.13	84,306	CONDITION ELEM	CD		
\$NLA(RCN)	\$164	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	B	OPA	N	OPEN PORCH	30		23.41	702	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	12		18.87	226	INTERIOR	A		
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00												CDN/APP	
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00													
% AIR COND	0	1.00	INT. FINISH	2	DRYWALL	1.00													
% SPRINKLER	0	1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95													
			FUEL SOURCE	2	GAS	1.00													
			NAF	0		1.00												EFF.YR/AGE	1979 / 45
															COND	36	36 %		
															FUNC	0			
															ECON	50	USE		
															DEPR	86	% GD	14	
															RCNLD	\$11,900			

Key: 2

Town of LENOX - Fiscal Year 2026

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CURRENT OWNER						PARCEL ID		LOCATION			
HILLCREST EDUCATIONAL CENTER C/O OVERLEE LLC PO BOX 1229 STOCKBRIDGE, MA 01262						1-3-0		349 OLD STOCKBRIDGE RD			
						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	LPI	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE		LAND	152,700	
Infl1				BUILDING		
Infl2				DETACHED		
				OTHER		
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/17/2024
									

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	16	0.84	DORMITORY [100%]			
QUALITY	-	0.90	MINUS AVE [100%]		12/26/2013	RJM
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1902	SIZE ADJ	0.955	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	587,246
NET AREA	5,147	DETAIL ADJ	0.877	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,039		33.70	102,424	CONDITION ELEM	CD
\$NLA(RCN)	\$114	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	+	BAS	L	BASE AREA	3,431	1902	92.41	317,071	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	1,716	1902	92.41	158,582	INTERIOR	V
CAPACITY		UNITS	ADJ	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	175		24.31	4,254	CDN/APP	
STORIES		2	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	CRL	N	CRAWL	392		8.64	3,387		
% HEATED		100	1.00	INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	72		21.24	1,529		
% AIR COND		100	1.03	HEATING/COOL	9	WARM/COOL AIR	1.00										
% SPRINKLER		100	1.02	FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										

Key: 2

Town of LENOX - Fiscal Year 2026

12/4/2025

3:29 pm

SEQ #: 6

LEGAL

LAND

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CURRENT OWNER				PARCEL ID		LOCATION			
HILLCREST EDUCATIONAL CENTER C/O OVERLEE LLC PO BOX 1229 STOCKBRIDGE, MA 01262				1-3-0		349 OLD STOCKBRIDGE RD			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE

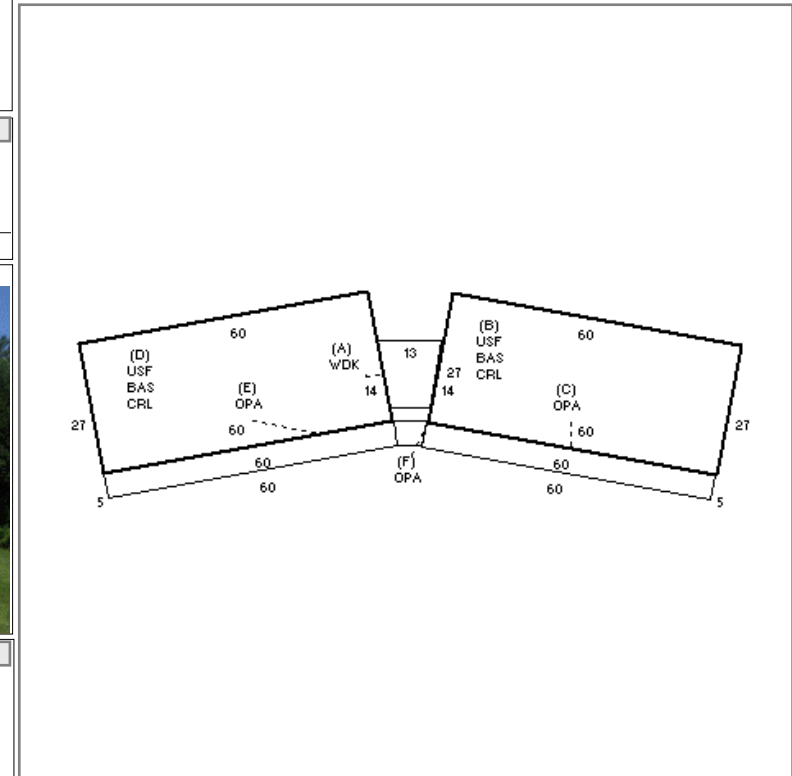
TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE		LAND	235,500	
Inf1						BUILDING
Inf2					DETACHED	
					OTHER	
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
DELLEA HALL A & B		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS				5	5 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%



BUILDING		CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5			COMMERCIAL			
STYLE	16	0.84		DORMITORY [100%]	LIST	11/16/2005	PBK
QUALITY	A	1.00		AVERAGE [100%]	REVIEW	12/12/2005	RJM
FRAME	1	1.00		WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	0.920	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,480	DETAIL ADJ	0.877	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	145		23.60	3,422
\$NLA(RCN)	\$107	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	CRL	N	CRAWL	3,240		9.60	31,104
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	3,240	1996	98.92	320,496
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	3,240	1996	98.92	320,496
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	629		27.01	16,990
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		100	1.02

TOTAL RCN		692,508
CONDITION ELEM		CD
EXTERIOR		V
INTERIOR		A
CDN/APP		

EFF.YR/AGE		2008 / 16
COND	16	16 %
FUNC	0	
ECON	50	USE
DEPR	66	% GD 34
RCNLD	\$235,500	