

105 QUABOAG STREET, WARREN, MA
Warren, MA

1 Inch = 200 Feet
June 23, 2014



17 0 68
Map Block Lot

1 of 1 RESIDENTIAL
CARD

TOTAL ASSESSED: 110,800
!720!

Town of Warren



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		QUABOAG ST, WARREN

OWNERSHIP

Owner 1:	TOWN OF WARREN
Owner 2:	
Owner 3:	
Street 1:	48 HIGH STREET
Street 2:	
Twn/City:	WARREN
St/Prov:	MA Cntry
Postal:	01083
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	OBARTUCK - HELEN, TRUSTEES
Owner 2:	-
Street 1:	105 QUABOAG ST BOX 213
Twn/City:	WARREN
St/Prov:	MA Cntry
Postal:	01083-0213

NARRATIVE DESCRIPTION

This Parcel contains .17 ACRES of land mainly classified as MUNICPL with a(n) MULTI-CONV Building Built about 1870, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
9	S LIEN	600.	
9	S LIEN	600.	
9	S LIEN	600.	
9	S LIEN	600.	

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	VIL	VIL	100	U	2	SEWER
o				t	3	WATER
n						
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		7405.2002		SQUARE FE SITE			0	1.04	4.554	EG						35,070					35,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	75,700		0.170	35,100	110,800		
Total Card		75,700	0.170	35,100	110,800	Entered Lot Size	
Total Parcel		75,700	0.170	35,100	110,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		45.32	/Parcel:	45.32	Insp Date
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	104	FV	75,700	0	.17	35,100	110,800	110,800	Year End Roll	1/6/2014
2013	104	FV	80,800	0	.17	35,100	115,900	115,900	YEAR END ROLL	1/7/2013
2012	104	FV	88,800	0	.17	38,800	127,600	127,600	Year End Roll	1/3/2012
2011	104	FV	88,800	0	.17	38,800	127,600	127,600	Year End Roll	12/29/2010
2010	104	FV	104,300	0	.17	41,100	145,400	145,400	Year End	1/6/2010
2009	104	FV	99,800	0	.17	45,500	145,300	145,300	Year End	11/25/2008
2008	104	FV	99,800	0	.17	45,500	145,300	145,300		12/21/2007
2007	104	FV	96,300	0	.17	50,600	146,900	146,900	year end	12/4/2006

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OBARTUCK,HELEN,	51971-118		1/23/2014	DIVORCE/COUR		0	No	No		
	3675-600		2/14/1955			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2002	FIELDREV CHG	901	DATA REVIEW
4/19/1995	INSPECTED	210	
1/6/1995	MEASURED	210	

Sign: _____

Total AC/HA:	0.17000	Total SF/SM:	7405.20	Parcel LUC:	903	MUNICPL	Prime NB Desc:	EARLY GD	Total:	35,070	Spl Credit	Total:	35,100
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EXTERIOR INFORMATION

Type:	12 - MULTI-CONV
Sty Ht:	2A - 2A
(Liv) Units:	2 Total: 2
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1870
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdic:	
Fact:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HVFL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Oth/Fix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40%

CALC SUMMARY

Basic \$ / SQ:	49.80
Size Adj.:	:0.95188427
Const Adj.:	:0.97029907
Adj \$ / SQ:	45.996
Other Features:	11000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	126190
Depreciation:	50476
Depreciated Total:	75714

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	8	BRS:	4
	Baths:	2	HB:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

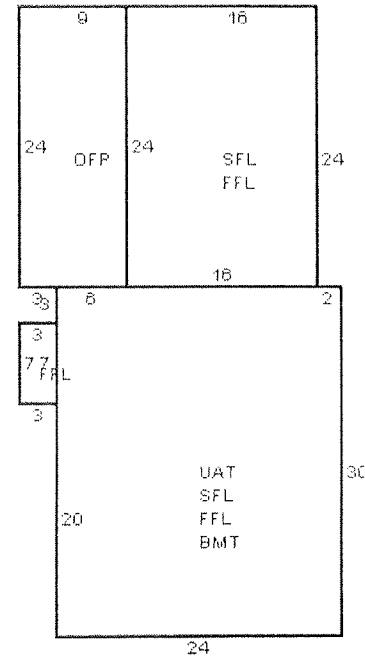
RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	1
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val:
Juris. Factor:				Val/Su Fin: 30.96
Special Features:	0			Val/Su Net: 22.88
Final Total:	75700			Val/Su SzAd: 33.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,125	46,000	51,745
SFL	2ND FLOOR	1,104	46,000	50,779
BMT	BASEMENT	720	9,200	6,623
OFF	OPEN PORCH	216	15,700	3,392
UAT	UNF ATTIC	144	18,400	2,649

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:		3,309		Total:						115,188
Size Ad:		2,229	Gross Area	3,885	Fin Area:					2,445

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 17-0-68

IMAGE



AssessPro Patriot Properties, Inc