

132 SOUTH STREET, WARREN, MA
Warren, MA

1 Inch = 200 Feet
June 23, 2014

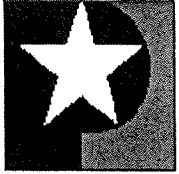


21 0 72.1
Map Block Lot

1 of 1 MOBILE HOME
CARD

TOTAL ASSESSED: 53,300
!2442!

Town of Warren



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		SOUTH ST, WARREN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	14,100	1,200	0.527	38,000	53,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 47.25						/Parcel: 47.25	

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: N Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	903	FV	14,100	1200	.527	38,000	53,300	53,300	Year End Roll	1/6/2014
2013	103	FV	15,000	1200	.527	38,000	54,200	54,200	YEAR END ROLL	1/7/2013
2012	103	FV	16,400	1200	.527	41,800	59,400	59,400	Year End Roll	1/3/2012
2011	103	FV	16,400	1200	.527	41,800	59,400	59,400	Year End Roll	12/29/2010
2010	103	FV	25,100	1300	.527	44,500	70,900	70,900	Year End	1/6/2010
2009	103	FV	27,200	1300	.527	49,100	77,600	77,600	Year End	11/25/2008
2008	103	FV	27,200	1300	.527	49,100	77,600	77,600		12/21/2007
2007	103	FV	24,500	1300	.527	94,300	120,100	120,100	year end	12/4/2006

PREVIOUS OWNER

Owner 1:	DAVIS - WILLA L.
Owner 2:	-
Street 1:	67B WARE ST
Twn/City:	WEST BROOKFIELD
St/Prov:	MA Cntry
Postal:	01585

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS, WILLA L.	38382-260		2/13/2006		122000	No	No			
DAVIS, WILLA L.	11662-228		10/15/1988			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains .527 ACRES of land mainly classified as MUNICPL with a(n) MOBILE HM Building Built about 1962, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
9	S LIEN	300.	
9	S LIEN	300.	
8	W LIEN	273.98	
9	S LIEN	300.	

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	2	SEWER
o				t		
n				l		
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		22951		SQUARE FE SITE			0	0.99	1.672	EA						38.001						38,000	

Sign: _____

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
05/15/14	14:47:11

LAST REV

Date	Time
11/12/13	11:34:12

marylou

Total AC/HA: 0.52688 Total SF/SM: 22950.89 Parcel LUC: 903 MUNICPL Prime NB Desc EARLY AV Total: 38.001 Spl Credit Total: 38.000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro Marylou 2015

EXTERIOR INFORMATION

Type:	11	- MOBILE HM
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	5	- PIERS
Frame:	1	- WOOD
Prime Wall:	3	- ALUMINUM
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

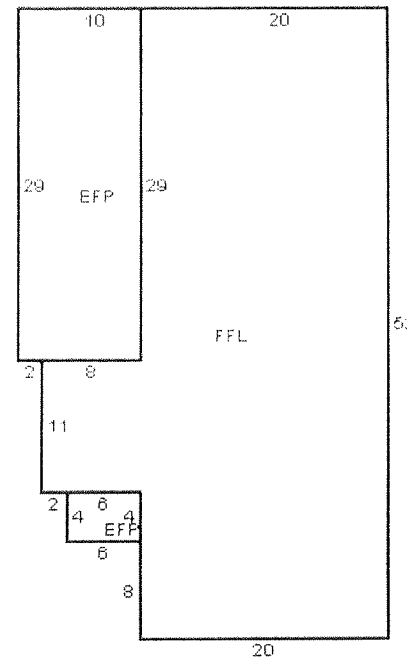
BATH FEATURES

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

COMMENTS

WHITE MOBILE HOME.

SKETCH



GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

RESIDENTIAL GRID

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

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	8 - PLYWD PANL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	58%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		58%

CALC SUMMARY

Basic \$ / SQ:	20.50
Size Adj.:	1.06206656
Const Adj.:	0.92159998
Adj \$ / SQ:	20.065
Other Features:	6000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	33674
Depreciation:	19531
Depreciated Total:	14143

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 12.50
Special Features:	0			Val/Su Net: 9.78
Final Total:	14100			Val/Su SzAd: 9.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,128	20.070	22,634
EFP	ENCL PORCH	314	16.050	5,040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	1,442	Total:	27,674		
Size Ad	1442	Gross Area	1442	FinArea:	1128

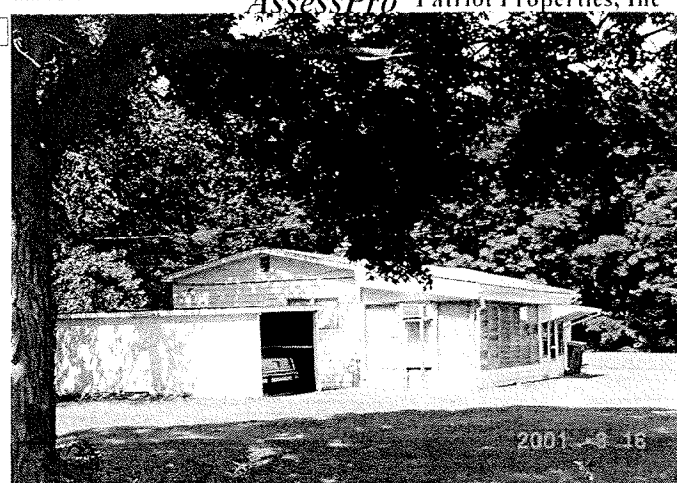
SPEC FEATURES/YARD ITEMS

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
6	CARPORT	D	Y	1	19X9	F	AV	1964	7.49	T	30	903			900			900
77	LITE-SIN	D	Y	1		A	AV	1965	500.00	T	50	903			300			300

PARCEL ID

21-0-72.1

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
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