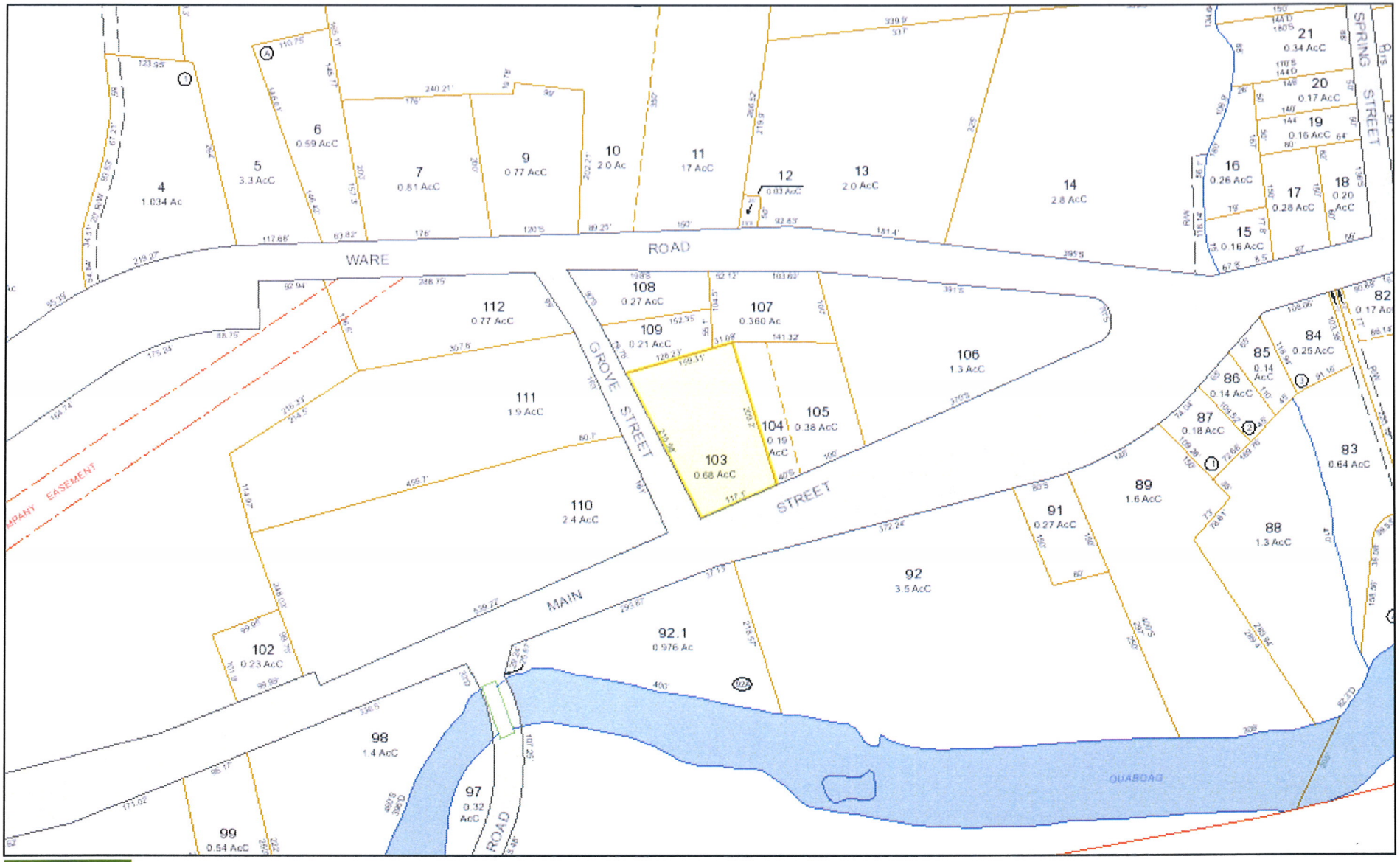


2416 MAIN STREET, WARREN, MA

Warren, MA

1 Inch = 200 Feet

June 23, 2014

www.cai-tech.com

Data shown on these maps are provided for tax purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

20	0	103	1 of 1	RESIDENTIAL	TOTAL ASSESSED: **115,000**
Map	Block	Lot	CARD		!864!

Town of Warren

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2416		MAIN 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: Own Occ: Y
Postal:	01083 Type:

PREVIOUS OWNER

Owner 1:	NOONE - KEVIN P.
Owner 2:	-
Street 1:	4006 PLEASANT STREET
Twn/City:	THORNDIKE
St/Prov:	MA Cntry:
Postal:	01080

NARRATIVE DESCRIPTION

This Parcel contains .68 ACRES of land mainly classified as MUNICPL with a(n) OLD STYLE Building Built about 1830, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	VIL	VIL	100	U	2	SEWER
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	73,600	1,400	0.680	40,000	115,000
Total Card	73,600	1,400	0.680	40,000	115,000
Total Parcel	73,600	1,400	0.680	40,000	115,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 69.44 | /Parcel: 69.44

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 20-0-103

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	101	FV	73,600	1400	.68	40,000	115,000	115,000	Year End Roll	1/6/2014
2013	101	FV	78,700	1400	.68	40,000	120,100	120,100	YEAR END ROLL	1/7/2013
2012	101	FV	86,900	1400	.68	44,000	132,300	132,300	Year End Roll	1/3/2012
2011	101	FV	86,900	1400	.68	44,000	132,300	132,300	Year End Roll	12/29/2010
2010	101	FV	93,000	2200	.68	46,800	142,000	142,000	Year End	1/6/2010
2009	101	FV	102,700	2200	.68	51,700	156,600	156,600	Year End	11/25/2008
2008	101	FV	102,700	2200	.68	51,700	156,600	156,600		12/21/2007
2007	101	FV	102,700	2400	.68	54,500	159,600	159,600	year end	12/4/2006

PRINT

Date	Time
05/15/14	14:48:25

LAST REV

Date	Time
05/13/14	11:19:53

kathy

864

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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NOONE,KEVIN P.	52201-96		4/9/2014	DIVORCE/COUR	0	No	No			
ANDERSON,BONNIE	22107-389		12/2/1999	FAMILY	100	No	No			
	11992-269		3/23/1989		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2010	MEAS+INSPCTD	901	DATA REVIEW
4/30/2002	FIELDREV CHG	901	DATA REVIEW
5/18/1995	INSPECTED	105	
1/30/1995	MEASURED	210	

Sign: __/__/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		29620		SQUARE FE	SITE		0	0.99	1.363	XA									39.982						40.000	

Total AC/HA: 0.67998 | Total SF/SM: 29619.93 | Parcel LUC: 903 | MUNICPL | Prime NB Desc H TRAFF | Total: 39.982 | Spl Credit | Total: 40.000

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

Marylou 2015

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1830	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

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:	60.70
Size Adj.:	1.00614750
Const Adj.:	0.99000001
Adj $ / SQ:	60.462
Other Features:	8000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	122727
Depreciation:	49091
Depreciated Total:	73636

COMMENTS

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	RMs: 6	BRs: 3	Baths: 1	HB 1								

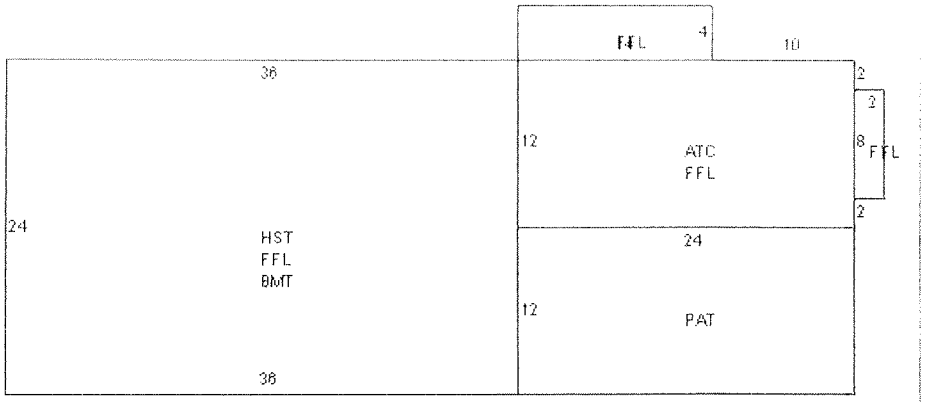
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,224	60.460	74,006
BMT	BASEMENT	864	12.090	10,448
HST	HALF STORY	432	60.460	26,120
PAT	PATIO	288	3.840	1,106
ATC	ATTIC	101	30.230	3,047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

COMPARABLE SALES

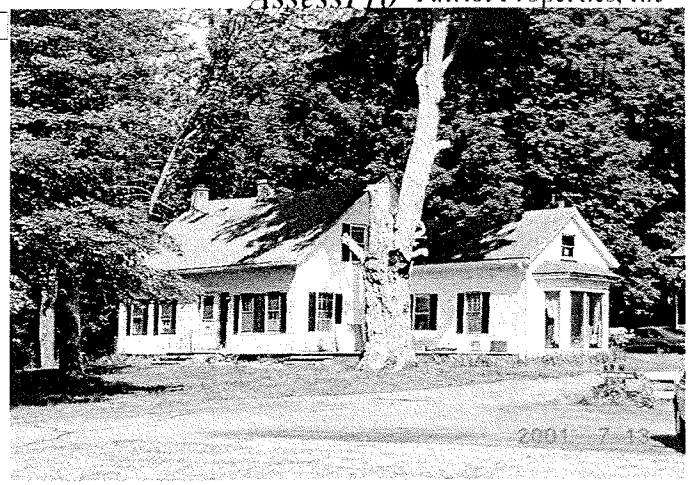
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Val/Su Fin:	44.44	
Special Features:	0		Val/Su Net:	25.30	
Final Total:	73600		Val/Su SzAd	41.89	

Net Sketched Area:	2,909		Total:	114,727	
Size Ad	1756.8	Gross Area	3528	FinArea	1656

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

PARCEL ID 20-0-103

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
2	SHED/FR	D	Y	1	7X12	A	FR	1975	5.93	T	55	903			200			200
3	GARAGE	D	Y	1	12X16	P	PR	1945	17.16	T	65	903			1,200			1,200

More: N	Total Yard Items:	1,400	Total Special Featues:		Total: 1,400