

379 BEMIS ROAD, WARREN, MA
Warren, MA

1 Inch = 200 Feet
June 23, 2014



09 0 151
 Map Block Lot

1 of 1 RESIDENTIAL
 CARD

TOTAL ASSESSED: 126,300
 !2227!

Town of Warren



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
379		BEMIS RD, WARREN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	82,100		1.005	44,200	126,300		
Total Card		82,100	1.005	44,200	126,300	Entered Lot Size	
Total Parcel		82,100	1.005	44,200	126,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		131.56	/Parcel:	131.56	Insp Date
						Land Unit Type:	

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:	01083-0609
Own Occ:	Y
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	82,100	0	1.005	44,200	126,300	126,300	Year End Roll	1/6/2014
2013	903	FV	87,800	0	1.005	44,200	132,000	132,000	YEAR END ROLL	1/7/2013
2012	903	FV	97,100	0	1.005	48,600	145,700	145,700	Year End Roll	1/3/2012
2011	101	FV	97,100	0	1.005	48,600	145,700	145,700	Year End Roll	12/29/2010
2010	101	FV	102,300	0	1.005	51,800	154,100	154,100	Year End	1/6/2010
2009	101	FV	113,100	0	1.005	57,100	170,200	170,200	Year End	11/25/2008
2008	101	FV	113,100	0	1.005	57,100	170,200	170,200		12/21/2007
2007	101	FV	110,200	0	1.005	60,200	170,400	170,400	year end	12/4/2006

PREVIOUS OWNER

Owner 1:	FORTUNATO - ERMELINDA F.
Owner 2:	-
Street 1:	28 HIGHLAND AVE.
Twn/City:	LUDLOW
St/Prov:	MA Cntry
Postal:	01056

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTUNATO,ERMEL	10TL141333		6/23/2011	DIVORCE/COUR		1	No	No		
LEONARDO,DECIO	24432-230		7/17/2001	CONVIENCE		100	No	No		
	15296-343		6/21/1993			78000	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.005 ACRES of land mainly classified as MUNICPL with a(n) RANCH Building Built about 1987, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
5	BOH	17,367.33	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2006	06-020	WINDOWS	5,000	C				7 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2002	FIELDREV CHG	901	DATA REVIEW
12/21/1994	MEAS+INSPCTD	210	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	RES	RES	100	U		
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		43760		SQUARE FE SITE			0	0.99	1.020	RA						44.182						44.200	

Sign: _____

Total AC/HA:	1.00459	Total SF/SM:	43759.94	Parcel LUC:	903	MUNICPL	Prime NB Desc:	RURAL AV	Total:	44.182	Spl Credit:	Total:	44.200
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EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1987 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
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:	S	
Heat Fuel:	3 - ELECTRIC	
Heat Type:	6 - ELECTRC BB	
# 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:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	16%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16%

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.21875000
Const Adj.:	0.98010004
Adj \$ / SQ:	80.031
Other Features:	5500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	97696
Depreciation:	15631
Depreciated Total:	82065

COMMENTS

MODULAR TAX TITLE SINCE 1996.

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:	5 BRs:	3 Baths:	1 HB

REMODELING

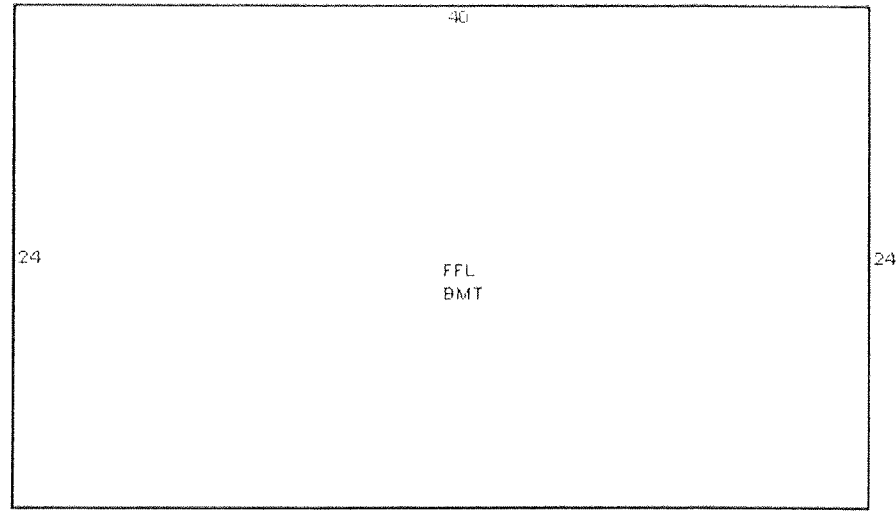
Exterior:	
Interior:	1 5 3 1
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 85.52
Special Features:	0			Val/Su Net: 42.76
Final Total:	82100			Val/Su SzAd: 85.52

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	960	16.010	15,366
FFL	1ST FLOOR	960	80.030	76,830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	1,920	Total:	92,196		
Size Adj:	960	Gross Area:	1920	FinArea:	960

IMAGE

AssessPro Patriot Properties, Inc

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

PARCEL ID 09-0-151

More: N

Total Yard Items:

Total Special Features:

Total: