

77 NORTH STREET, WARREN, MA  
Warren, MA

1 Inch = 200 Feet  
June 23, 2014



15 0 15  
Map Block Lot

1 of 1 RESIDENTIAL  
CARD

TOTAL ASSESSED: 107,200  
!485!

Town of Warren



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		NORTH ST, WARREN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	71,800	2,300	0.150	33,100	107,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 47.04						/Parcel: 47.04	

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 ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	903	FV	71,800	2300	.15	33,100	107,200	107,200	Year End Roll	1/6/2014
2013	104	FV	76,500	2300	.15	33,100	111,900	111,900	YEAR END ROLL	1/7/2013
2012	104	FV	84,000	2300	.15	36,500	122,800	122,800	Year End Roll	1/3/2012
2011	104	FV	84,000	2300	.15	36,500	122,800	122,800	Year End Roll	12/29/2010
2010	104	FV	86,200	2600	.15	38,800	127,600	127,600	Year End	1/6/2010
2009	104	FV	82,500	2600	.15	42,800	127,900	127,900	Year End	11/25/2008
2008	104	FV	82,500	2600	.15	42,800	127,900	127,900		12/21/2007
2007	104	FV	79,700	2600	.15	45,200	127,500	127,500	year end	12/4/2006

PREVIOUS OWNER

Owner 1:	LYNCH - JAMES & DONNA
Owner 2:	-
Street 1:	873 MAPLETOWN RD.
Twn/City:	CANAJOHARIE
St/Prov:	NY Cntry
Postal:	13317-3859

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYNCH, JAMES & D	TL145815-10233-60		8/28/2013	INVOLVED GOV		0 No	No			TAX TAKING
			2/20/1987		40000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .15 ACRES of land mainly classified as MUNICPL with a(n) MULTI-CONV Building Built about 1875, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	VIL	VIL	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2010	MEAS+INSPCTD	901	DATA REVIEW
4/30/2002	FIELDREV CHG	901	DATA REVIEW
1/24/1995	MEAS+INSPCTD	185	

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		6534		SQUARE FE SITE			0	0.99	5.121	EF						33.126						33.100	

Sign: \_\_\_\_\_

Total AC/HA: 0.15000 Total SF/SM: 6534.00 Parcel LUC: 903 MUNICPL Prime NB Desc EARLY FR

Total: 33.126 Spf Credit Total: 33.100

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

Marylou

2015

**EXTERIOR INFORMATION**

Type:	12 - MULTI-CONV
Sty Ht:	1T - 1T
(Liv) Units:	2 Total: 2
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

NO HEAT ON 2ND FLR NORTH INT OLD + WATER DAMAGE.

**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: 11	BRS: 5	Baths: 2	HB:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicit:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

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

**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
1	7	3	1
Totals			
2	11	5	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	8 - PLYWD PA	25%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	5 - MINIMAL		
Int vs Ext:	P		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	90	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**DEPRECIATION**

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

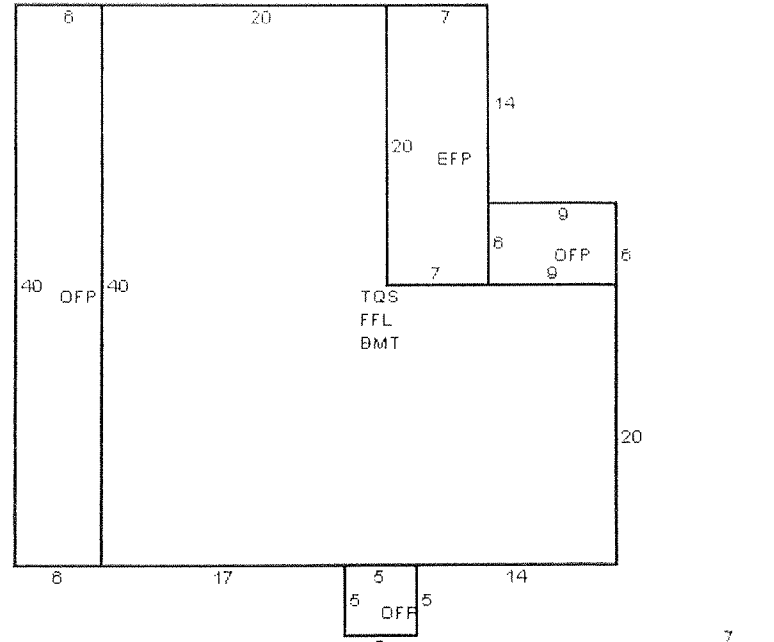
**CALC SUMMARY**

Basic \$ / SQ:	49.80
Size Adj.:	0.96428573
Const Adj.:	0.94560045
Adj \$ / SQ:	45.409
Other Features:	10743
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	119630
Depreciation:	47852
Depreciated Total:	71778

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,120	9.080	10,172
FFL	1ST FLOOR	1,120	45.410	50,858
TQS	3/4 STORY	840	45.410	38,144
OFF	OPEN PORCH	319	14.510	4,628
EFP	ENCL PORCH	140	36.330	5,086

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	Type	Qu	#	Ten

Net Sketched Area:	3,539	Total:	108,888		
Size Adj	2100	Gross Area	3819	FinArea	2279

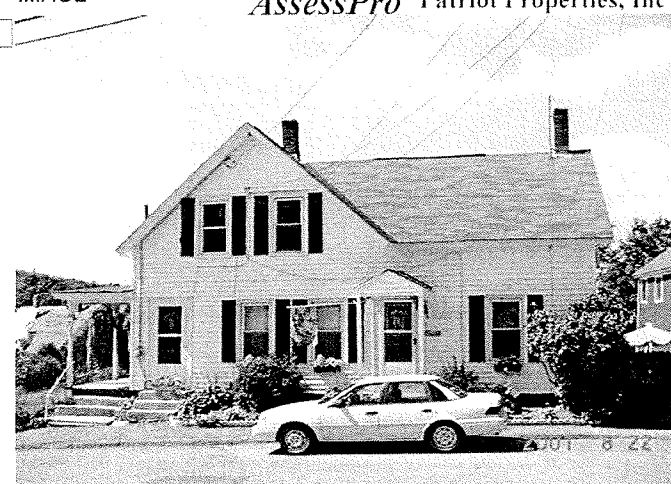
**SPEC FEATURES/YARD ITEMS**

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
32	BARN/LFT	D Y		118X28	F	FR	1882	10.09	T	55	903			2,300			2,300

**PARCEL ID**

15-0-15

**IMAGE**



AssessPro Patriot Properties, Inc

More: N

Total Yard Items: 2,300

Total Special Features:

Total: 2,300