

Itemized Property Costs

From Table: MAIN Section 1

Record # 1138

Property ID: 221009	Span #: 690-219-11539	Last Inspected: 0	Cost Update: 02/14/2011
Owner(s): 207 SHADY LANE LLC	Sale Price: 365,000	Book: 243	Validity: Yes
Address: PO BOX 52	Sale Date: 01/02/2017	Page: 342	
City/St/Zip: PRIDES CROSSING MA 01965	Bldg Type: Single	Quality: 3.50	AVG/GOOD
Location: 207 SHADY LANE	Style: 1.5 Fin	Frame: Studded	
Description: 0.5 ACRE & DWL:	Area: 2392	Yr Built: 1971	Eff Age: 46
Tax Map #: 14	# Rms: 9	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	100.00		72.79	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		0.80	
Subfloor	Wood				
Floor cover #1:	Hardwd	100.00		9.32	
Heat/cooling #1:	HW BB/ST	100.00		1.62	
Energy Adjustment	Good			1.57	
Foundation Adjustment	SF w FrWI			3.62	
ADJUSTED BASE COST			2,392.00	89.72	214,610
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			6.00	1,437.50	8,625
Roughins (beyond allowance of 1)			1.00	512.50	513
Fireplaces	1.5 Fin / NoData		1.00	4,069.00	4,069
Porch #1:	OpenSlb/NoWall/NoRoof/		320.00	5.52	1,766
Porch #2:	OpenSlb/NoWall/NoRoof/		60.00	6.15	369
Garage/Shed #1:	Carport/WdSidng/No		552.00	8.75	4,830
Subtotal					234,781
Local multiplier		1.00			
Current multiplier		1.05			
REPLACEMENT COST NEW					246,520
Condition	Fair	Percent			
Physical depreciation		20.00			-49,304
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					197,200
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
Total	0.50	1.40	1.20		138,600
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Average		5,000
Total					15,000
TOTAL PROPERTY VALUE					350,800
NOTES					
				HOUSESITE VALUE :	350,800
				HOMESTEAD VALUE :	350,800
0.5 ACRE & DWL:					

Itemized Property Costs - Town of Warren

From Table: MAIN Section 1

Record # 1138

Property ID: 221009 **Location:** 207 SHADY LANE **Tax Map #:** 14
Owner(s): KELLY JAMES R & MARY JANE TRUSTEES
Description: 0.5 ACRE & DWL: **Last Inspected:** 0 **Cost Update:** 02/14/2011
Sale Price: 0 **Sale Date:** / / **Book:** **Page:** **Validity:** No Data
Bldg Type: Single **Quality:** 3.50 AVG/GOOD **Style:** 1.5 Fin **Frame:** Studded
Yr Built: 1971 **Eff Age:** 40 **Area:** 2392 **# Rms:** 9 **Bedrms:** 3 **# Baths:** 2 **# 1/2 Baths:** 1

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ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		0.80	
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TOTAL PROPERTY VALUE					350,800
NOTES					
HOUSESITE VALUE :					350,800
HOMESTEAD VALUE :					350,800
0.5 ACRE & DWL:					

SKETCH/AREA TABLE ADDENDUM

Parcel No 221009

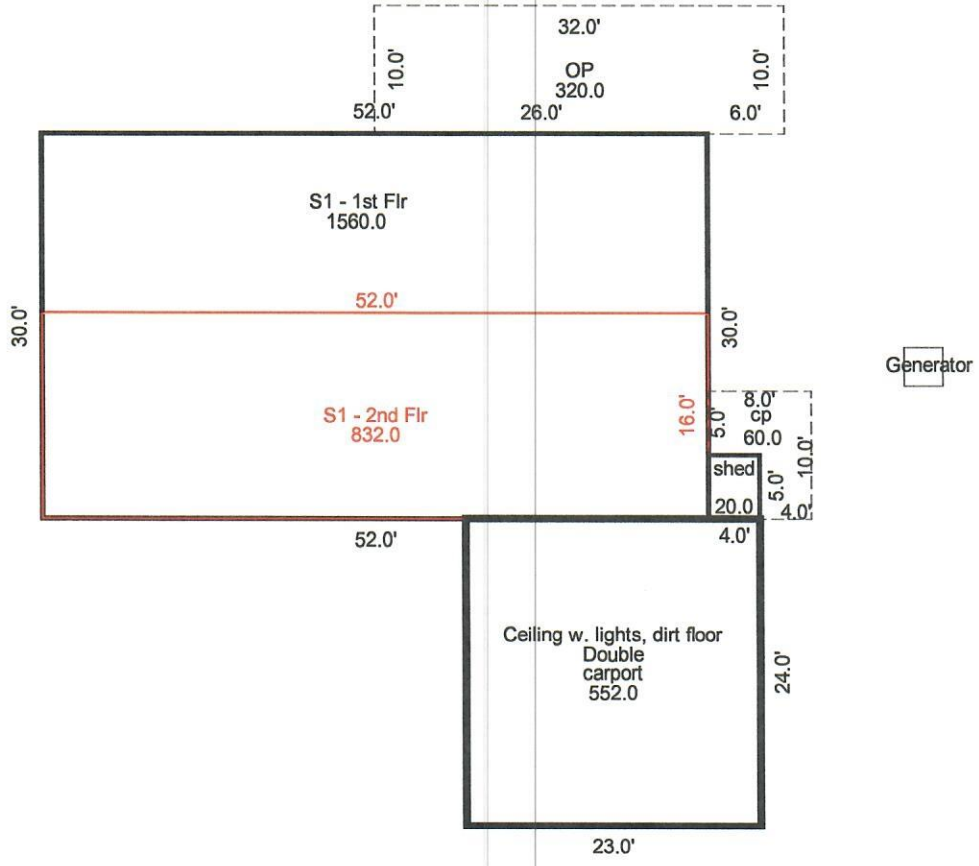
Property Address 207 Shady Lane

City _____ State _____ Zip _____

Owner _____

Client _____

Appraiser Name PR & RM Inspection Date 11/29/05



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Flr	1.00	1560.0	164.0	1560.0
1FL2	S1 - 2nd Flr	1.00	832.0	136.0	832.0
P/P11	OP	1.00	320.0	84.0	
	cp	1.00	60.0	36.0	380.0
GAR11	carport	1.00	552.0	94.0	552.0
OTH	shed	1.00	20.0	18.0	20.0

Comment Table 1

1 1/2 sty dwl built 1971

Comment Table 2

9 rooms
 1st: 6 rooms, 1 BR, 1 bath
 1/s bath

 2nd: 3 rooms, 2 BR & office,
 2 baths

Comment Table 3

water:
 sewer:
 landsc:

Net BUILDING Area (Rounded w/ Factors) 2392