

ITEMIZED CONDO VALUATION - TOWN OF WARREN

| | | |
|--------------------------|------------------------------|-------------------|
| Property ID: 305089 | Location: 102 UPPER PHASE RD | Tax Map #: 305089 |
| Ownership: LGPVT LLC | | Last Inspected: |
| Description: BRIDGES #89 | | |
| Sale Price: 260000 | Sale Date: 06/16/2022 | Book: 276 |
| Quality: 3 Fair | Yr. Built: 1976 | Page: 557 |
| Total Rooms: 5 | Bedrooms: 2 | Baths: 1 |
| | | Half Baths: 0 |
| | | Validity: No Data |

| Item | Quantity | Rate | Value | Total |
|----------------------|-----------|-----------|------------------|---------|
| Living area, nbhd 6 | 850.00 | 173.70 | 147,645.00 | |
| Adj for quality Fair | | | -10,000.00 | |
| Adj for level Poor | | | -10,000.00 | |
| Adjusted value | | | 127,645.00 | |
| Full baths | 1.00 | 4,000.00 | 4,000.00 | |
| Bedrooms | 2.00 | 10,000.00 | 20,000.00 | |
| Fireplaces | 1.00 | 3,000.00 | 3,000.00 | |
| BASE VALUE | | | | 154,600 |
| Heat adj. | Space Htr | 1.00 | | |
| Condition | Poor | 0.80 | | |
| Condo Location | Poor | 0.90 | | |
| Func. adequacy | Poor | 0.85 | | |
| ADJUSTED VALUE | 154600 | 0.61 | (net adjustment) | 94,600 |
| Year/time adj. | | | | |
| Portion Complete | | 1.00 | | 94,600 |
| FINAL VALUE | | | | 94,600 |

NOTES

HOUSESITE \$
HOMESTEAD \$

SUGARBUSH ACCESS RD: BRIDGES #89, 850sf, 2 BEDROOMS/1 BATH, FIREPLACE, BSMT LEVEL, GAS SPACE HEAT, AVERAGE CONDITION,
2010 deducted 10% for market adjustment
2011 lowered neighborhood, removed market adjustment
For 2013, made all units of same size uniform value to reflect sales
2019-removed misc adjustment due to market

