ITEMIZED CONDO VALUATION - TOWN OF WARREN

Property ID: 314033 Location: 233 CLUB SUGARBUSH SOUTH ROAD Tax Map #: 314033
Ownership: MCCARTHY MAURICE & PATRICIA Last Inspected:
Description: CLUB SUGARBUSH UNIT 33:
Sale Price: 222500 Sale Date: 12/27/1983 Book: 165 Page: 199 Validity: No Data
Quality: 5 Average Yr. Built: 1980 Area: 1980
Total Rooms: 7 Bedrooms: 3 Baths: 3 Half Baths: 1

Item	Quantity	Rate	Value	Total
Living area, nbhd 7	1980.00	138.21	273,655.80	
Adj for quality Average				
Adj for level Average				
Adj for end unit			1,000.00	
Adjusted value			274,655.80	
Full baths	3.00	4,000.00	12,000.00	
Half baths	1.00	2,000.00	2,000.00	
Bedrooms	3.00	10,000.00	30,000.00	
Fireplaces	1.00	3,000.00	3,000.00	
Garage area: Carport	240.00	10.00	2,400.00	
Porch: Open Porch	639.00			
BASE VALUE				324,100
Heat adj.	Space Htr	1.00		
Condition	Good	1.10		
Condo Location	Average	1.00		
Func. adequacy	Average	1.00		
ADJUSTED VALUE	324100	1.10	(net adjustment)	356,500
Year/time adj.				
Portion Complete		1.00		356,500
FINAL VALUE				356,500

NOTES

HOUSESITE $
HOMESTEAD $

CLUB SUGARBUSH UNIT 33: 1980 SF, 3 BR, 3 1/2 BATHS, + END UNIT
NEW KITCHEN CABINETS, GAS FIREPLACE INSERT,
RENTAL PROPERTY =SHORT TERM
2011-Lowered neighborhood from 7 to 6
2021-raised neighborhood from 6 to 7

CONDOMINIUM: Club Sugarbush | UNIT #: 33 | OWNER: McCarthy, Maurice S. & Patricia | I.D. #: 314-033-002 | LOCATION: TR# 5

DESCRIPTION OF UNIT

YEAR CONSTRUCTED	TOTAL ROOMS (B 1 2 3 4 5)	BED ROOMS (B 1 2 3 4 5)	BATH ROOMS (B 1 2 3 4 5)	UNIT IS ON	UNIT IS A	UNIT LOCATION IN PROJECT
1970	3 2 2	1 2	1½ 2	BASEMENT LEVEL ✓ / FIRST FLOOR / SECOND FLOOR ✓ / THIRD FLOOR / FORTH FLOOR / FIFTH FLOOR	END UNIT ✓ / MIDDLE UNIT	GOOD / AVERAGE / FAIR

TOTAL LIVING AREA	FINISHED LOFT/BASEMENT AREA	PORCH AREA	GARAGE AREA	PHYSICAL CONDITION
1,982 sq ft		OPEN: 239 sq ft COVERED: ENCLOSED:	ATTACHED: DETACHED: CARPORT: Yes	EXCELLENT / GOOD / AVERAGE / FAIR / POOR / DILAPIDATED

FINISHED FLOORS	HEAT	KITCHEN	BATHS	EXTRAS
TYPE: Carpet QUALITY: 5	TYPE: Forced Air QUALITY: 5	#: 1 QUALITY: 5	#: 2 QUALITY: 5	

REMARKS

VALUE ANALYSIS

Base Value 200,000 + 25% Adj 25% of Cost (L.) = 60,000

4-1-83 BV = 170,000

4-1-89 [illegible] = 30,000

4-1-92 Read 15% Red

ESTIMATE OF VALUE: $ 128,900

DATE: 4-1-93

LISTING RECORD

ITEMS	19 81	19 82	19 83	19 89	19 91	19 92	19 93	19	19
UNIT	78680	[illegible]	179,000	220,000	176,000	149,600	[illegible]		
PERSONAL PROPERTY		3,000	9,000	9,000	9,000	9,000	[illegible]		

TRANSFER RECORD

BOOK	PAGE	DATE	GRANTOR	GRANTEE	R. E. SALE PRICE	P. P. SALE PRICE
			SBI Apts. of Colo.		$146,000.	
57	225	3-27-81	SG Inn Inc.	James S. McCarthy	161,500.	
69	321	12-27-83	James S. Herman	Maurice & Patricia McCarthy	222,500.-	

PERSONAL PROPERTY REMARKS

1992 Furn. 10,000 V.S. 3,000 4-1-83 9,000

APPEAL REMARKS