

ITEMIZED CONDO VALUATION - TOWN OF WARREN

Property ID: 321019 Location: 86 EASY STREET Tax Map #: 321019
 Ownership: DIKENGIL PROPERTIES INC Last Inspected:
 Description: UNIT 19 SOUTH VILLAGE:
 Sale Price: 310000 Sale Date: 11/04/2019 Book: 259 Page: 534 Validity: Yes
 Quality: 3 Fair Yr. Built: 1980 Area: 1533
 Total Rooms: 6 Bedrooms: 3 Baths: 2 Half Baths: 1

Item	Quantity	Rate	Value	Total
Living area, nbhd 8	1533.00	167.51	256,792.83	
Adj for quality Fair			-10,000.00	
Adj for level Fair/Avg			-3,000.00	
Adj for end unit			1,000.00	
Adjusted value			244,792.83	
Full baths	2.00	4,000.00	8,000.00	
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	
BASE VALUE				287,800
Heat adj.	Electric	1.00		
Condition	Fair/Avg	0.95		
Condo Location	Fair/Avg	0.97		
Func. adequacy	Fair/Avg	0.95		
ADJUSTED VALUE	287800	0.88	(net adjustment)	251,900
Year/time adj.				
Portion Complete		1.00		251,900
FINAL VALUE				251,900

NOTES

HOUSESITE \$
 HOMESTEAD \$

UNIT 19 SOUTH VILLAGE: 1533sf, 3 BEDROOMS, 2 1/2 BATHS, FAIR/AVE. CONDITION and LOCATION.
 2021-raised neighborhood from 6 to 8