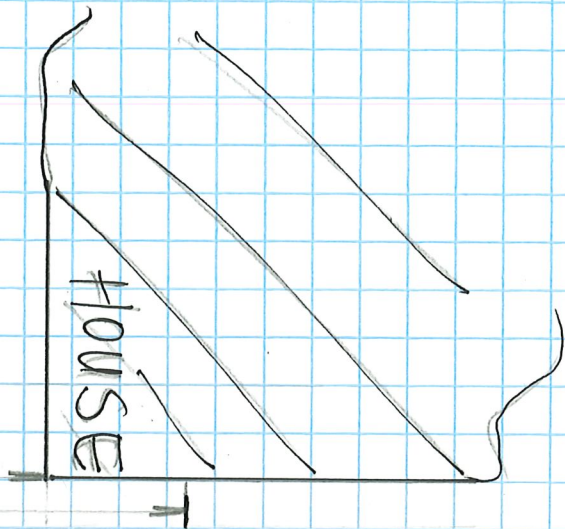


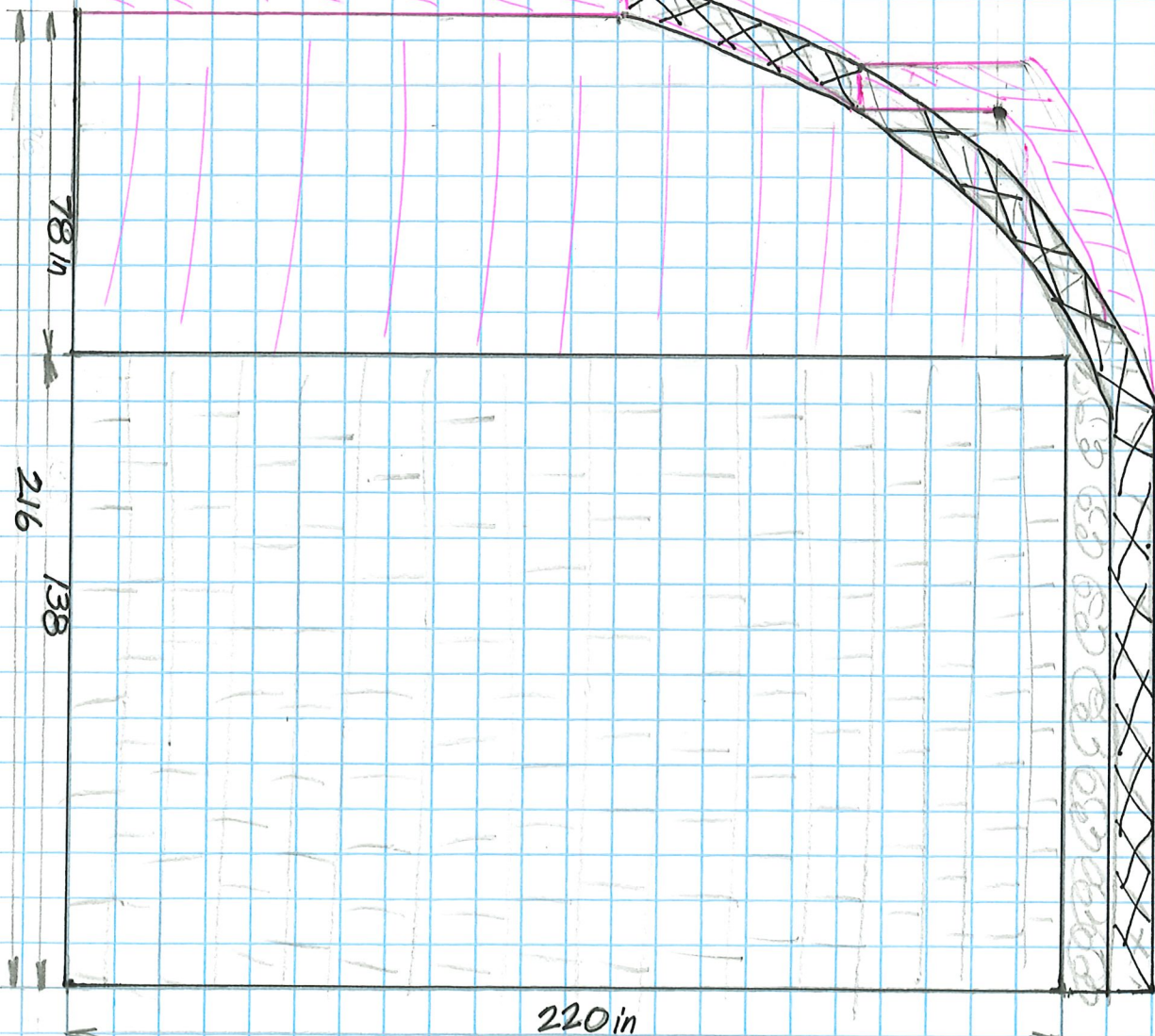


Red - Newly Proposed
Black - Existing

10 in

174 in

204 in



173.0 0003 0013.0
Map Block Lot

1 of 1 Residential
CARD ARLINGTON

TOTAL ASSESSED: 414,000
I134251

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Owner 1:	POPEL EDWARD & RAMONA
Owner 2:	
Owner 3:	
Street 1:	9607 SYCAMORE TRACE CT
Street 2:	

Twn/City: CINCINNATI

St/Prov: OH	Cntry	Own Occ: N
Postal: 45242	Type:	

PREVIOUS OWNER

Owner 1:	HART CRISTINA & -
Owner 2:	ROLLAT GEOFFROY -
Street 1:	40 SUTHERLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains 2,025 Sq. Ft. of land mainly classified as One Family with a(n) Old Style Building Built about 1925, Having Primarily Vinyl Exterior and Asphalt Shgl Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z	R2	TWO FAMIL	100	U		
o				t		
n				i		
Census:		Exmpt				
Flood Haz:						
D				Topo	7	Sleep
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Descr	LUC	No of Units	Depth / PricedUnits	Unit Type	Land Type	LT Factor
101	One Family		2025		Sq. Ft.	Site	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	159,200		2025.000	254,800	414,000

Total Card	159,200	0.046	254,800	414,000
Total Parcel	159,200	0.046	254,800	414,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	492.86	/Parcel: 492.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2017	101	FV	157,000	0	2,025.	240,400	397,400	397,400	Year End Roll
2016	101	FV	157,000	0	2,025.	221,100	378,100	378,100	Year End Roll
2015	101	FV	148,500	0	2,025.	206,700	355,200	355,200	Year End Roll
2014	101	FV	148,500	0	2,025.	190,400	338,900	338,900	Year End Roll
2013	101	FV	148,500	0	2,025.	190,400	338,900	338,900	
2012	101	FV	144,600	0	2,025.	158,600	303,200	303,200	
2011	101	FV	144,600	0	2,025.	158,600	303,200	303,200	
2010	101	FV	144,600	0	2,025.	158,600	303,200	303,200	

Parcel ID 173.0-0003-0013.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
HART CRISTINA &	69876-487		9/1/2017		520000	No	No		
MACRANDER CHRIS	65834-85		7/31/2015		455000	No	No		
HANDLER ERIC W/	61709-223		4/30/2013		376000	No	No		
CRAWFORD ALICE	45663-173		7/21/2005		395000	No	No		
CRAWFORD ALICE	45022-334		4/20/2005	Family	1 No	No	No		
CRAWFORD ALICE	33213-545		7/1/2001	Family	1 No	No	No		
BUTLER PETER/ET	31826-469		9/15/2000		236111	No	No		
BUTLER PETER/ET	28251-283		10/21/1998	Family	1 No	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
12/5/2006	1057	Re-Roof	5,220					

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2008	Meas/Inspect	163	PATRIOT
10/30/2005	MLS	MM	Mary M
1/7/2001	MLS	MM	Mary M
2/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		Gp	

Sign:

VERIFICATION OF VISIT NOTED

Appraised Value	Alt Class	%	Spec J Code	Fact Use Value	Notes
254,797				254,800	

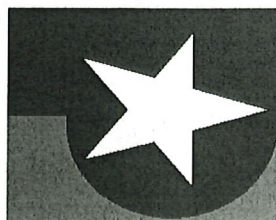
Total AC/Ha:	0.04649	Total SF/SM:	2025.00	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON
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Total:	254,796	Spl Credit:		Total:	254,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

ekelly

2018

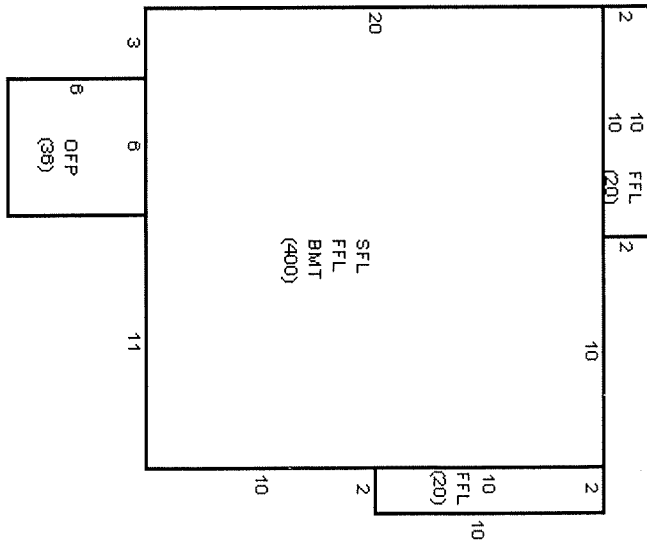


EXTERIOR INFORMATION

Type: 15 - Old Style	Full Bath: 1	Rating: Good
Sly Ht: 2 - 2 Story	A Bath: 1	Rating: 3/4 Bath: 1
(Lvl) Units: 1	Total: 1	Rating: 3/4 Bath: 1
Foundation: 2 - Conc. Block	A 30Bth	Rating: 1/2 Bath: 1
Frame: 1 - Wood	A HBth: 1	Rating: A HBth: 1
Prime Wall: 4 - Vinyl	Other: 1	Rating: Fair
Sec Wall: 1	Other: 1	Rating: Fair
Roof Struct: 1 - Gable	Other: 1	Rating: Fair
Roof Cover: 1 - Asphalt Shgl	Other: 1	Rating: Fair
Color: YELLOW	Other: 1	Rating: Fair
View / Desir:	Other: 1	Rating: Fair

COMMENTS

SKETCH



BATH FEATURES

Full Bath: 1	Rating: Good
A Bath: 1	Rating: 3/4 Bath: 1
3/4 Bath: 1	Rating: 3/4 Bath: 1
A 30Bth	Rating: 1/2 Bath: 1
1/2 Bath: 1	Rating: A HBth: 1
A HBth: 1	Rating: A HBth: 1
Other: 1	Rating: Fair

OTHER FEATURES

Kits: 1	Rating: Good
A Kits: 1	Rating: Good
Fpl: 1	Rating: Good
WSFlue: 1	Rating: Good
Lvl 1	Rating: Good
Lower	Rating: Good

GENERAL INFORMATION

Grade: C - Average	Location: 1
Year Bld: 1925	Eff Yr Bld: 1
Alt LUC: 1	Alt %: 1
Jurisdct: 1	Fact: 1
Const Mod: 1	% Own: 1
Lump Sum Adj: 1	Name: 1

DEPRECIATION

Phys Cond: GD - Good	21
Functional: 1	%
Economic: 1	%
Special: 1	%
Overide: 1	%
Total: 1	21.7

CALC SUMMARY

Basic \$ / SQ: 102.00	Rate
Size Adj.: 116499998	Parcel ID
Const Adj.: 0.98000199	Typ
Adj \$ / SQ: 164.934	Date
Other Features: 43346	Sale Price
Grade Factor: 1.00	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 203267	
Depreciation: 44109	
Depreciated Total: 159158	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WMA\$/SQ:	AVRate:	Ind Val		
Jur. Factor:	Val/Su Fm: 189.52			
Special Features: 0	Val/Su Net: 124.76			
Final Total: 159200	Val/Su SzAd: 189.52			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FLL	First Floor	440	164.930	72,571
BMT	Basement	400	49.480	19,792
SFL	Second Floor	400	164.930	65,974
OPF	Open Porch	36	44.000	1,584

SUB AREA DETAIL

Sub	%	Descr	%	Qu	#
Area	Ustl	Type	Type	Type	#

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	JFac	Jurs	Value
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PARCEL ID

173.0-0003-0013.0

IMAGE

AssessPro Patriot Properties, Inc

