



PROPERTY LOCATION

No	Alt No	Direction/Street/City
326		WEST ELM STREET, PEMBROKE

OWNERSHIP

Owner 1:	TOWN OF PEMBROKE
Owner 2:	
Owner 3:	
Street 1:	100 CENTER STREET
Street 2:	
Twn/City:	PEMBROKE
St/Prov:	MA Cntry Own Occ: N
Postal:	02359 Type:

PREVIOUS OWNER

Owner 1:	MENDING WALL - LLC
Owner 2:	-
Street 1:	97 COURT STREET
Twn/City:	PLYMOUTH
St/Prov:	MA Cntry
Postal:	02360

NARRATIVE DESCRIPTION

This parcel contains 44.666 ACRES of land mainly classified as IMP TAX TITL with a ANTIQUE Building built about 1835, having primarily CLAPBOARD Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				Utilitie		
o				Utilitie		
n				Utilitie		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
937	IMP TAX TITL		40000		SQ FT	SITE		0	5.25	1.00	C									210,000						210,000	
937	IMP TAX TITL		21.87374		ACRES	UNDVLPBL	0.3	0	35,000.	0.26	C									196,854						196,900	
937	IMP TAX TITL		21.87374		ACRES	WET	0.1	0	35,000.	0.10	C									78,742						78,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
937	44.666	92,000	12,600	485,600	590,200
Total Card	44.666	92,000	12,600	485,600	590,200
Total Parcel	44.666	92,000	12,600	485,600	590,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 327.16		/Parcel: 327.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	937	FV	92,000	12600	44.666	485,600	590,200		Year End Roll	12/19/2017
2017	937	FV	92,000	12600	44.666	475,600	580,200		Year End Roll	12/12/2016
2016	937	FV	92,000	12600	44.666	460,800	565,400		Year end roll	12/16/2015
2015	937	FV	92,000	12600	44.666	450,800	555,400		Year End Roll	12/9/2014
2014	101	FV	98,000	12600	44.666	450,700	561,300	561,300	Year End Roll	12/16/2013
2013	101	FV	122,000	12600	44.666	447,100	581,700	581,700	Year End	12/26/2012
2012	101	FV	122,000	12600	44.666	447,100	581,700	581,700	Year End Roll	12/27/2011
2011	101	FV	122,000	12600	44.666	447,100	581,700	581,700	Year End Roll	12/28/2010

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENDING WALL,LL	43386-93		7/24/2013	INVOLVED GOV		No	No		
HELEN J. WYMAN,	28948-070		8/27/2004	FAMILY		No	No		
	1921-174		1/1/1900	OTHER		No	No		DOC.#97P-0557

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2013	MAILER SENT	PA	ASSRS
3/23/2000	LEFT NOTICE	JG	JEANNE G
7/1/1994	INSPECTED	PA	ASSRS

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK/STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Fprl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1835	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RM's:	BR's:
	Baths: 1	HB 1

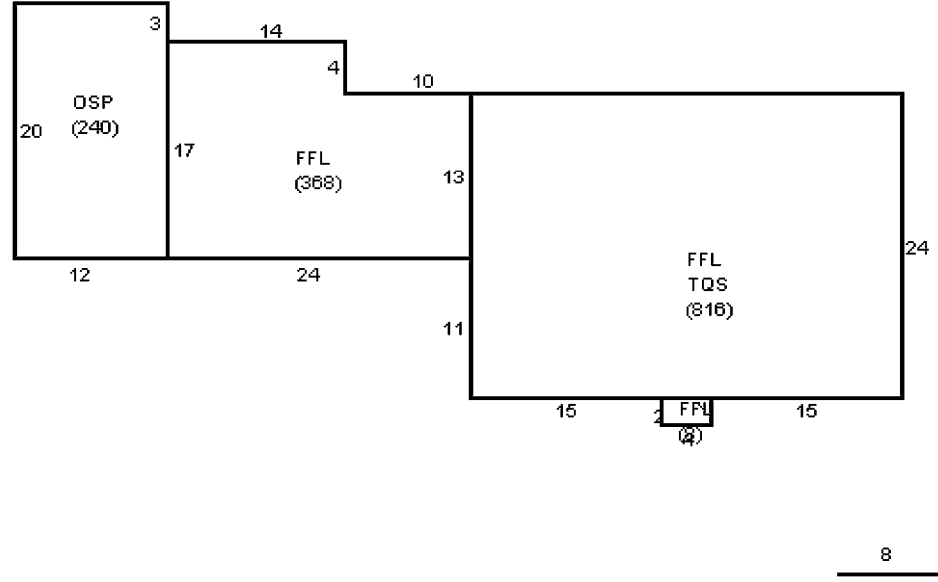
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	8 - AVERAGE
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 0

DEPRECIATION

Phys Cond:	FR - Fair	41.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		41.5%

Basic \$ / SQ:	62.50
Size Adj.:	1.21552110
Const Adj.:	0.99000001
Adj \$ / SQ:	75.210
Other Features:	28000
Grade Factor:	0.92
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	157225
Depreciation:	65248
Depreciated Total:	91977

CALC SUMMARY

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	68.97	
Special Features:	0	Val/Su Net:	41.69	
Final Total:	92000	Val/Su SzAd	51.00	

SUB AREA

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,192	75.210	89,651
TQS	3/4 STORY	612	75.210	46,029
OSP	SCRN PORCH	240	17.080	4,099
BMT	BASEMENT	163	22.560	3,678
Net Sketched Area: 2,207		Total:		143,457
Size Ad	1804 Gross Area	2411	FinArea	1804

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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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	JFact	Juris. Value
31	BARN	D	Y	1	28X36	A	AV	1970	24.95	T	50	937			12,600			12,600
More: N										Total Yard Items:					12,600			
										Total Special Features:								
										Total:					12,600			

PARCEL ID

B13-9

IMAGE

AssessPro Patriot Properties, Inc

