2 MAP | 10 BLOCK | 0 LOT | 1 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

Superfund Records Center
SITE: Covich / ATF
BREAK: 1.18
OTHER: 557636

PROPERTY LOCATION

No.	Alt. No.	Name	Way
1		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: COVICH SIDNEY TR
Owner 2: WHITINSVILLE REDEVELOPMENT TR
Street: 1 MAIN ST
City: WHITINSVILLE
State: MA Zip: 01588 OwnOcc: N

NARRATIVE DESCRIPTION

THE PARCEL HAS 29.16 ACRES OF LAND MAINLY CLASSIFIED AS INDUSTRIAL. WITH A(N) MILL BUILDING BUILT ABOUT 1918, HAVING PRIMARILY BRICK EXTERIOR, AND TAR&GRAVEL ROOF COVER, WITH 0 BATHS, 2 HALF BATHS, 0 UNITS, 0 ROOMS, 0 BEDRM

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	294,100	13,300	29.16	907,100	1,214,500
total card	294,100	13,300	29.16	907,100	1,214,500
total parcel	7,660,000	14,500	29.16	907,100	8,581,600

From Total Assmnt Per S.F. Finished Area/Card 31.07 / Parcel 7.40

PREVIOUS ASSESSMENT(S)

FY	Fc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91	4	9,247,300	0	29.16	130,000	9,377,300

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

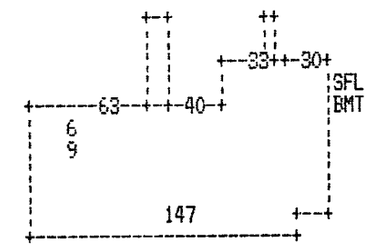
BUILDING PERMITS

Mo	Yr	Number	Description	Amount

BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	3	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	1	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1918	E.Yr.Blt
Alt Class		% Alt Class

SKETCH



SCALE = 100 FT/IN

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning	11	100	Utilities	1	TYPICL
Districts			Topo		
			Street		
			Traffic		

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.U. code	Sale Price	v	Adj Sale / Desc	adj code

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH INSTRUCTIONS

(EFP,L10,D20,R10,(TFL,SFL,FFL,BMT,L33,D28,L40,(EFP,R10XU48),L63,D69,R147,U10,R19,U87,L30),U20).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	13028.0	2.37	30,876
EFP	680.0	19.05	12,954
FFL	13028.0	9.50	123,766
SFL	13028.0	9.50	123,766
TFL	13028.0	9.50	123,766
Gross Area	52,792	Total	415,128
Size Adj Area	39,084	Fin Area	39,084
TGA	52,792		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	871,200	S	P	SITE	1.00	IA	100							871,200				871,200
400	FACTORY	9.160	A	E	EXCESS	3,921	IA	100							35,900				35,900

Total Acres 29.160 Total Square Feet 1,270,210 Total 907,100 Total 907,100

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	415,128
Basic$/SF	12.00
Size Adj	0.85117
Const Adj	0.93000
Adj$/SF	9.50
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	16,133
Kitchen	0
Av Total	435,261
GradeFact	1.090
Neigh Infl	1.000
Adj Total	474,434
Deprec	180,285
Depr Total	294,149
SpecFeat	0
Final Total	294,100
Fin Area	39,084
Value/SF	7.52

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
3	GARAGE	Y	22X51	A	A	18	17.23	T	31	13,300	4	D

Total Yard Items 13,300 Total Special Features 0

INCOME APPROACH

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or	
Reserves		Deficiency (+/-)	
Net Income		Final Value	

Lease Type
Rate Adj
Expense Adj
Vacancy Adj
Value/ SF

Sp. Land Credit

COMMENTS

BLDG 2

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I) 8,934,600
Market Adj. Cost <> 8,581,600

SDMS DocID 557636

2 MAP | 10 BLOCK | 0 LOT | 2 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	19,500	0	0.00	0	19,500
total card	19,500	0	0.00	0	19,500
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 12.97 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

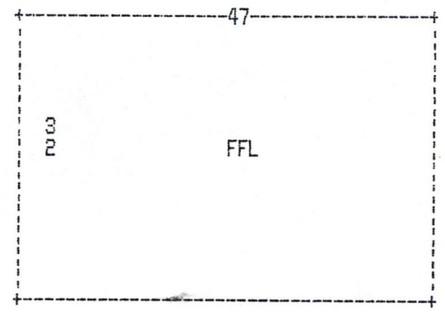
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1907	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



Patriot Properties Inc.

SCALE = 20 FT/IN

SKETCH INSTRUCTIONS

(FFL,L47XD32).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	1504.0	13.95	20,981

Gross Area	1,504	Total	20,981
Size Adj Area	1,504	Fin Area	1,504
		TGA	1,504

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	100
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usb	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	20,981
BasicS/SF	12.00
Size Adj	1.25000
Const Adj	0.93000
Adj$/SF	13.95
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	2,726
Sprink	1,101
Kitchen	0
Av Total	28,808
GradeFact	1.090
Neigh Infl	1.000
Adj Total	31,400
Deprec	11,932
Depr Total	19,468
SpecFeat	0
Final Total	19,500
Fin Area	1,504
Value/SF	12.97

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

BLDG 3

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost < >	

IND

2 MAP | 10 BLOCK | 0 LOT | 3 of 23 CARD | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	517,800	0	0.00	0	517,800
total card	517,800	0	0.00	0	517,800
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 7.21 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	3	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	A	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1865	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH

```
+----------347---------+
|          TFL          |
+---133--++---214------+
        ++
        ++
```

Patriot Properties Inc. ©1986

SCALE = 250 FT/IN

SKETCH INSTRUCTIONS

(TFL,SFL,FFL,BMT,L347,D69,
R133,(EFP,D12,R20,(EFP,
L20XD12),U12,L20),R214,U69).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	23943.0	2.31	55,308
EFP	480.0	20.61	9,893
FFL	23943.0	9.24	221,233
GFL	23943.0	9.24	221,233
TFL	23943.0	9.24	221,233
Gross Area	96,252	Total	728,900
Size Adj Area	71,829	Fin Area	71,829

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	1
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Ustl	Alt Type	% Type	No Ten

TGA 96,252

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Undepr. Value (AV)	728,900
Basic$/SF	12.00
Size Adj	0.82784
Const Adj	0.93000
Adj$/SF	9.24
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	29,231
Kitchen	4,000
Av Total	766,131
GradeFact	1.090
Neigh Infl	1.000
Adj Total	835,082
Deprec	317,331
Depr Total	517,751
SpecFeat	0
Final Total	517,800
Fin Area	71,829
Value/SF	7.21

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/ SF	

COMMENTS

BLDG 4

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

2 MAP | 10 BLOCK | 0 LOT | 4 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	66,600	0	0.00	0	66,600
total card	66,600	0	0.00	0	66,600
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 10.09 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.U.L. code	Sale Price	v	Adj Sale / Desc	adj code

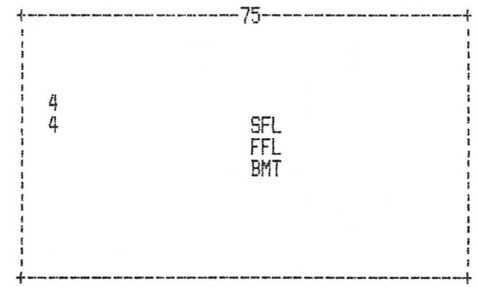
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1870	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



Patriot Properties Inc. 1986

SCALE = 30 FT/IN

SKETCH INSTRUCTIONS

(SFL,FFL,BMT,L75XD44).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	3300.0	3.08	10,164
FFL	3300.0	12.31	40,623
SFL	3300.0	12.31	40,623

Gross Area	9,900	Total	91,410
Size Adj Area	6,600	Fin Area	6,600
TGA	9,900		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Undepre. Value (Av)	91,410
Basic$/SF	12.00
Size Adj	1.10303
Const Adj	0.93000
Adj$/SF	12.31
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	3,140
Kitchen	0
Av Total	98,550
GradeFact	1.090
Neigh Infl	1.000
Adj Total	107,419
Deprec	40,819
Depr Total	66,600
SpecFeat	0
Final Total	66,600
Fin Area	6,600
Value/SF	10.09

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
O/Ride								Rptd Total

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

BLDG 5

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	47,400	0	0.00	0	47,400
total card	47,400	0	0.00	0	47,400
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 8.10 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

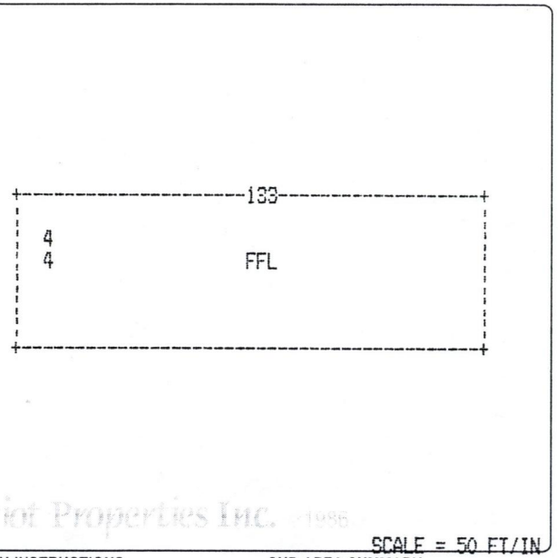
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1920	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L133XD44).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	5852.0	11.51	67,357

Gross Area	5,852	Total	67,357
Size Adj Area	5,852	Fin Area	5,852
TGA	5,852		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	Infl 1 ± %	Descrip	Infl 2 code	Infl 2 ± %	Descrip	Infl 3 code	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View

%Own

CALCULATIONS

Undepre Value (AV)	67,357
Basic$/SF	12.00
Size Adj	1.14176
Const Adj	0.84000
Adj$/SF	11.51
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	2,840
Kitchen	0
Av Total	70,197
GradeFact	1.090
Neigh Infl	1.000
Adj Total	76,514
Deprec	29,075
Depr Total	47,439
SpecFeat	0
Final Total	47,400
Fin Area	5,852
Value/SF	8.10

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or	
Reserves		Deficiency (+/-)	
Net Income		Final Value	

Lease Type
Rate Adj
Expense Adj
Vacancy Adj
Value/ SF

COMMENTS

BLDG 6

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

2 MAP | 10 BLOCK | 0 LOT | 6 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	35,100	0	0.00	0	35,100
Total Card	35,100	0	0.00	0	35,100
Total Parcel					

From Total Assmnt Per S.F. Finished Area/Card 10.50 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	R.L.L. code	Sale Price	v	Adj Sale / Desc	adj code

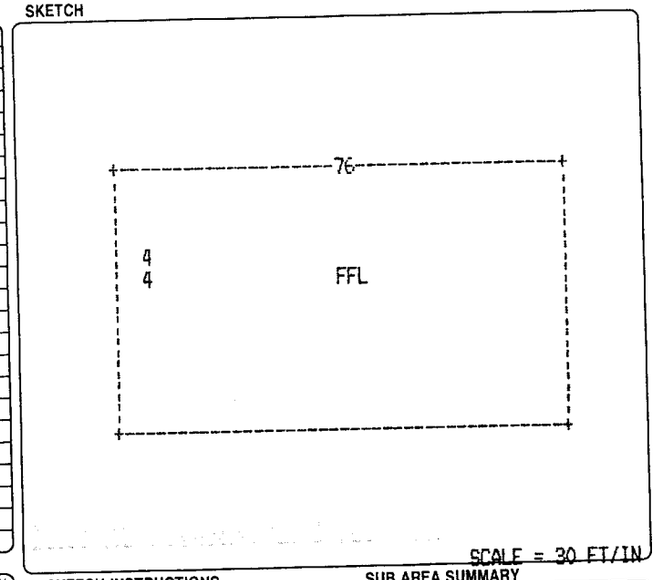
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1917	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L76XD44).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	3344.0	13.80	46,147
Gross Area	3,344	Total	46,147
Size Adj Area	3,344	Fin Area	3,344
TGA	3,344		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl/d	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Usal	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Undepr. Value (Av)	46,147
Basic$/SF	12.00
Size Adj	1.25000
Const Adj	0.92000
Adj$/SF	13.80
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	1,837
Kitchen	0
Av Total	51,984
GradeFact	1.090
Neigh Infl	1.000
Adj Total	56,662
Deprec	21,532
Depr Total	35,130
SpecFeat	0
Final Total	35,100
Fin Area	3,344
Value/SF	10.50

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

BLDG 7

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

2 MAP | 10 BLOCK | 0 LOT | 7 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	474,900	0	0.00	0	474,900
total card	474,900	0	0.00	0	474,900
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.49 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	NALL code	Sale Price	v	Adj Sale / Desc	adj code

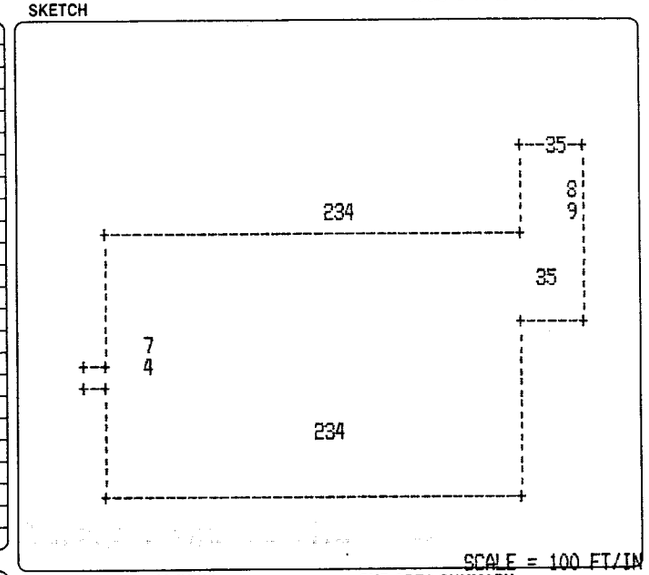
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int. Wall Prime	5	MINIMUM
Int. Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1891	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH



SKETCH INSTRUCTIONS

(SFL,FFL,L35,D44,L234,D69,
(STG,L10XD10),D74,R234,U98,
R35,U89).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	36577.0	9.13	333,948
SFL	36577.0	9.13	333,948
STG	100.0	10.50	1,050
Gross Area	73,254	Total	668,946
Size Adj Area	73,154	Fin Area	73,154
		TGA	73,254

LAST REVISION

05/21/93 12:58P

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

BLDG 8

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

CALCULATIONS

Undepre. Value (Av)	668,946
Basic$/SF	12.00
Size Adj	0.82734
Const Adj	0.92000
Adj$/SF	9.13
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	29,761
Kitchen	0
Av Total	702,707
GradeFact	1.090
Neigh Infl	1.000
Adj Total	765,950
Deprec	291,061
Depr Total	474,889
SpecFeat	0
Final Total	474,900
Fin Area	73,154
Value/SF	6.49

IND

2 MAP | 10 BLOCK | 0 LOT | 8 of 23 CARD | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	1,091,000	0	0.00	0	1,091,000
total card	1,091,000	0	0.00	0	1,091,000
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.41 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	NULL code	Sale Price	v	Adj Sale / Desc	adj code

BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	4	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1908	E.Yr.Blt
Aft Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH

```
+----------354----------+
|              UFL       |
|              TFL       |
|              SFL  +-71-+
+---------283------+
```

SCALE = 250 FT/IN

SKETCH INSTRUCTIONS

(UFL,TFL,SFL,FFL,L354,D125,
R283,U24,R71,U101).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	42546.0	9.06	385,467
SFL	42546.0	9.06	385,467
TFL	42546.0	9.06	385,467
UFL	42546.0	9.06	385,467

Gross Area 170,184 Total 1,541,868
Size Adj Area 170,184 Fin Area 170,184

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

TGA170,184

Sub Area	% Used	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View

%Own

CALCULATIONS

Undepr Value (Av)	541,868
Basic$/SF	12.00
Size Adj	0.81175
Const Adj	0.93000
Adj$/SF	9.06
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	68,573
Kitchen	0
Av Total	1,614,441
GradeFact	1.090
Neigh Infl	1.000
Adj Total	1,759,740
Deprec	668,701
Depr Total	1,091,039
SpecFeat	0
Final Total	1,091,000
Fin Area	170,184
Value/SF	6.41

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

Sp. Land Credit

COMMENTS

BLDG 9

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

2 MAP | 10 BLOCK | 0 LOT | 9 of 23 CARD | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	584,100	0	0.00	0	584,100
total card	584,100	0	0.00	0	584,100
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.47 / Parcel

PREVIOUS ASSESSMENT(S)

FY	pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	M&L code	Sale Price	v	Adj Sale / Desc	adj code

BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	4	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1922	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH

SKETCH INSTRUCTIONS

.UFL=1560,TFL=23140,
SFL=30760,FFL=34790,PAT=260,
OFP=187

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	34790.0	9.08	315,893
OFP	187.0	17.02	3,183
PAT	260.0	4.31	1,121
SFL	30760.0	9.08	279,301
TFL	23140.0	9.08	210,111
UFL	1560.0	9.08	14,165
Gross Area	90,697	Total	823,774
Size Adj Area	90,250	Fin Area	90,250
	TGA 90,697		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh influ	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units | RMS/Unit | BRO/Unit | Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc | Floor | View

%Own

SUB AREA DETAIL

Sub Area | % Usbl | Alt Type | % Type | No Ten

CALCULATIONS

Undepr. Value (Av)	823,774
Basic$/SF	12.00
Size Adj	0.83216
Const Adj	0.92000
Adj$/SF	9.08
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	36,600
Kitchen	0
Av Total	864,374
GradeFact	1.090
Neigh Infl	1.000
Adj Total	942,167
Deprec	358,023
Depr Total	584,144
SpecFeat	0
Final Total	584,100
Fin Area	90,250
Value/SF	6.47

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

BLDG 10

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

2 MAP | 10 BLOCK | 0 LOT | 10 of 23 CARD | IND | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	183,000	0	0.00	0	183,000
total card	183,000	0	0.00	0	183,000
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.43 / Parcel

PREVIOUS ASSESSMENT(S)

FY	°c	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj. code

BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	3	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1909	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	F	Depreciation	42 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			42.0 %

SKETCH

Patriot Properties Inc. 1986

SKETCH INSTRUCTIONS

.TFL=9492,SFL=9492,FFL=9492

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	9492.0	9.61	91,218
SFL	9492.0	9.61	91,218
TFL	9492.0	9.61	91,218

Gross Area 28,476 Total 273,654
Size Adj Area 28,476 Fin Area 28,476
TGA 28,476

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	Infl 1 ± %	Descrip	Infl 2 code	Infl 2 ± %	Descrip	Infl 3 code	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Ubtl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (AV)	273,654
Basic$/SF	12.00
Size Adj	0.87023
Const Adj	0.92000
Adj$/SF	9.61
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	11,890
Kitchen	0
Av Total	289,544
GradeFact	1.090
Neigh Infl	1.000
Adj Total	315,602
Deprec	132,553
Depr Total	183,049
SpecFeat	0
Final Total	183,000
Fin Area	28,476
Value/SF	6.43

CONDO DATA

Loc	Floor	View

%Own

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fi	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

BLDG 11

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	1,177,900	0	0.00	0	1,177,900
total card	1,177,900	0	0.00	0	1,177,900
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.44 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

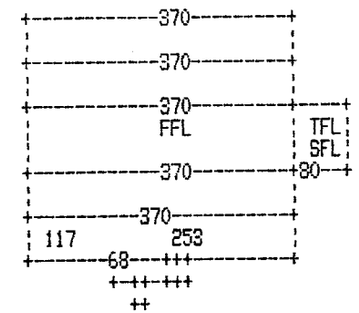
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	3	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1908	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 250 FT/IN

SKETCH INSTRUCTIONS

(SFL,FFL,L370,D50,R370,(FFL,L370,D50,R370,(FFL,L370,D102,R370,(FFL,L370,D50,(SFL,FFL,D50,R117,(FFL,D36,R30,(EFP,D10XR12),R38,U36,(SFL,FFL,D24,R12,U24,(TFL,SFL,FFL,D24XR14),L12),L68),R253,U50,L370),R370,U50),(TFL,SFL,FFL,R80XU102),U102),U50)

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
EFP	120.0	24.00	2,880
FFL	128704.0	9.10	1,171,206
SFL	45784.0	9.05	414,345
TFL	8496.0	9.05	76,889

Gross Area 183,104 Total 1,665,320
Size Adj Area 182,984 Fin Area 182,984

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

05/21/93 12:58P

TGA183,104

CONDO DATA

Loc	Floor	View

%Own

SUB AREA DETAIL

Sub Area	% Used	Alt Type	% Type	No Ten
FFL	100	OFC	2	0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl/u	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
Ol/Ride								

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or	Expense Adj	
Reserves	Deficiency (+/-)	Vacancy Adj	
Net Income	Final Value	Value/ SF	

COMMENTS

BLDG 12

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

CALCULATIONS

Undepr. Value	1,665,320
Basic$/SF	12.00
Size Adj	0.81093
Const Adj	0.93000
Adj$/SF	9.05
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	73,693
Kitchen	0
Av Total	1,743,013
GradeFact	1.090
Neigh Infl	1.000
Adj Total	1,899,884
Deprec	721,956
Depr Total	1,177,928
SpecFeat	0
Final Total	1,177,900
Fin Area	182,984
Value/SF	6.44

2 MAP | 10 BLOCK | 0 LOT | 12 of 23 CARD | IND | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	439,300	0	0.00	0	439,300
total card	439,300	0	0.00	0	439,300
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.41 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

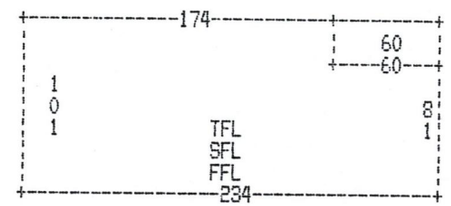
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	3	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1900	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



Patriot Properties Inc. - 1996

SCALE = 100 FT/IN

SKETCH INSTRUCTIONS

(TFL,SFL,FFL,BMT,L174,D101,
R234,U81,(FFL,BMT,U20XL60),
L60,U20).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	23634.0	2.09	49,395
FFL	23634.0	8.36	197,580
SFL	22434.0	8.36	187,548
TFL	22434.0	8.36	187,548
Gross Area	92,136	Total	622,071
Size Adj Area	68,502	Fin Area	68,502
		TGA	92,136

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Ustl	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Undepre Value (Av)	622,071
BasicC$/SF	12.00
Size Adj	0.82920
Const Adj	0.84000
Adj$/SF	8.36
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	27,900
Kitchen	0
Av Total	649,971
GradeFact	1.090
Neigh Infl	1.000
Adj Total	708,468
Deprec	269,218
Depr Total	439,250
SpecFeat	0
Final Total	439,300
Fin Area	68,502
Value/SF	6.41

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
O/Ride								Rptd Total

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/ SF	

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Ratng	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	407,300	0	0.00	0	407,300
total card	407,300	0	0.00	0	407,300
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.65 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.U. code	Sale Price	v	Adj Sale / Desc	adj code

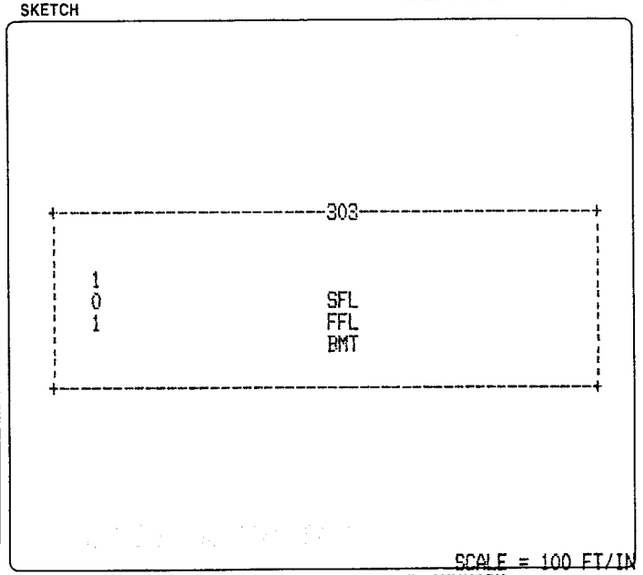
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1847	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SKETCH INSTRUCTIONS

(SFL,FFL,BMT,L303XD101).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	30603.0	2.10	64,266
FFL	30603.0	8.39	256,759
SFL	30603.0	8.39	256,759

Gross Area 91,809 Total 577,784
Size Adj Area 61,206 Fin Area 61,206
TGA 91,809

LAST REVISION

05/21/93 12:58P

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRO/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usb	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	577,784
Basic$/SF	12.00
Size Adj	0.83268
Const Adj	0.84000
Adj$/SF	8.39
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	24,982
Kitchen	0
Av Total	602,766
GradeFact	1.090
Neigh Infl	1.000
Adj Total	657,014
Deprec	249,665
Depr Total	407,349
SpecFeat	0
Final Total	407,300
Fin Area	61,206
Value/SF	6.65

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

2 MAP | 10 BLOCK | 0 LOT | 14 of 23 CARD | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	26,500	0	0.00	0	26,500
total card	26,500	0	0.00	0	26,500
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 10.90 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.U.L. code	Sale Price	v	Adj Sale / Desc	adj code

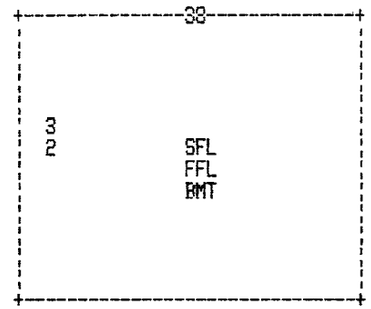
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1921	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 20 FT/IN

SKETCH INSTRUCTIONS

(SFL,FFL,BMT,L38XD32).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	1216.0	3.45	4,195
FFL	1216.0	13.80	16,781
SFL	1216.0	13.80	16,781

Gross Area	3,648	Total	37,757
Size Adj Area	2,432	Fin Area	2,432
TGA	3,648		

LAST REVISION

05/21/93 12:58P

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRt/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (AV)	37,757
Basic$/SF	12.00
Size Adj	1.25000
Const Adj	0.92000
Adj$/SF	13.80
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	1,472
Kitchen	0
Av Total	39,229
GradeFact	1.090
Neigh Infl	1.000
Adj Total	42,759
Deprec	16,248
Depr Total	26,511
SpecFeat	0
Final Total	26,500
Fin Area	2,432
Value/SF	10.90

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or	
Reserves		Deficiency (+/-)	
Net Income		Final Value	

Lease Type
Rate Adj
Expense Adj
Vacancy Adj
Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

2 MAP 10 BLOCK 0 LOT 15 of 23 CARD

IND

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	1,442,100	0	0.00	0	1,442,100
total card	1,442,100	0	0.00	0	1,442,100
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 6.41 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	M.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

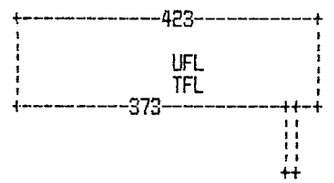
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	4	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	5	Grade C+
Yr Built	1910	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 250 FT/IN

SKETCH INSTRUCTIONS

(UFL,TFL,SFL,FFL,L423,D133,
R373,(EFP,D89XR20),R50,
U133).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
EFP	1780.0	16.73	29,779
FFL	56259.0	8.93	502,393
SFL	56259.0	8.93	502,393
TFL	56259.0	8.93	502,393
UFL	56259.0	8.93	502,393

Gross Area 226,816 Total 2,039,351
Size Adj Area 225,036 Fin Area 225,036
TGA226,816

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neighb Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units | RMS/Unit | BRO/Unit | Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area | % Usb | Alt Type | % Type | No Ten

CONDO DATA

Loc | Floor | View
%Own

CALCULATIONS

Undepr. Value Total	2,039,351
Basic$/SF	12.00
Size Adj	0.80889
Const Adj	0.92000
Adj$/SF	8.93
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	90,514
Kitchen	0
Av Total	2,133,865
GradeFact	1.090
Neigh Infl	1.000
Adj Total	2,325,912
Deprec	883,847
Depr Total	442,065
SpecFeat	0
Final Total	442,100
Fin Area	225,036
Value/SF	6.41

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	49,300	0	0.00	0	49,300
total card	49,300	0	0.00	0	49,300
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 9.81 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	V.E.I. code	Sale Price	v	Adj Sale / Desc	adj code

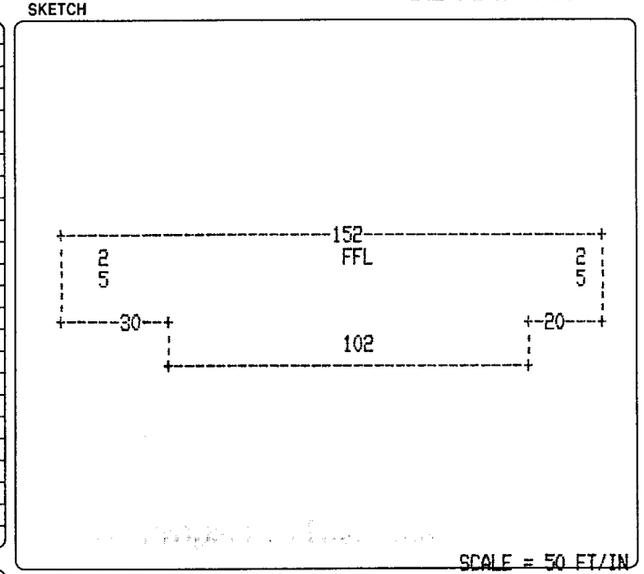
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1929	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition A	Depreciation	38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L152,D25,R30,D12,R102,U12,R20,U25).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	5024.0	13.23	66,468
Gross Area	5,024	Total	66,468
Size Adj Area	5,024	Fin Area	5,024
TGA	5,024		

LAST REVISION

05/21/93 12:58P

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRs/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr Value (Av)	66,468
Basic$/SF	12.00
Size Adj	1.19809
Const Adj	0.92000
Adj$/SF	13.23
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	2,509
Kitchen	0
Av Total	72,977
GradeFact	1.090
Neigh Infl	1.000
Adj Total	79,544
Deprec	30,227
Depr Total	49,317
SpecFeat	0
Final Total	49,300
Fin Area	5,024
Value/SF	9.81

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	82,200	0	0.00	0	82,200
total card	82,200	0	0.00	0	82,200
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 7.98 / Parcel

PREVIOUS ASSESSMENT(S)

FY	°c	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	V.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

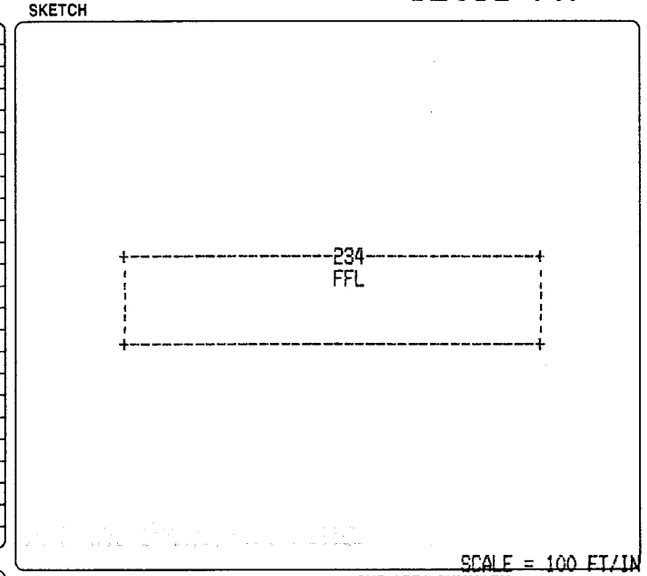
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1920	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 100 FT/IN

SKETCH INSTRUCTIONS

(FFL,L234XD44).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	10296.0	10.98	113,050

Gross Area	10,296	Total	113,050
Size Adj Area	10,296	Fin Area	10,296
		TGA	10,296

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fxt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RM/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View

%Own

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
Of/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

CALCULATIONS

Undepr. Value (Av)	113,050
Basic$/SF	12.00
Size Adj	0.99425
Const Adj	0.92000
Adj$/SF	10.98
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	4,618
Kitchen	0
Av Total	121,668
GradeFact	1.090
Neigh Infl	1.000
Adj Total	132,618
Deprec	50,395
Depr Total	82,223
SpecFeat	0
Final Total	82,200
Fin Area	10,296
Value/SF	7.98

IND

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	94,600	0	0.00	0	94,600
total card	94,600	0	0.00	0	94,600
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 7.13 / Parcel

PREVIOUS ASSESSMENT(S)

FY	°c	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

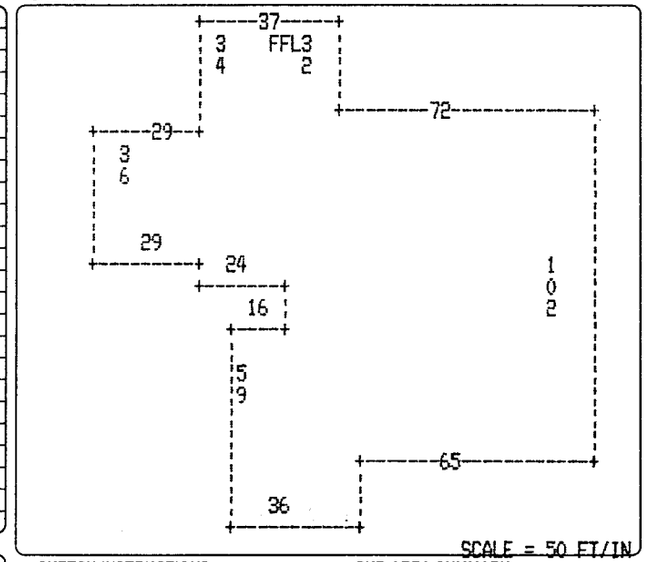
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	1	CONCRETE
Frame	1	WOOD
Ext Wall Prime	21	CONC BLOCK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1921	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L37,D34,L29,D36,R29,D8,R24,D13,L16,D59,R36,U16,R65,U102,L72,U32).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	13266.0	9.81	130,139

Gross Area	13,266	Total	130,139
Size Adj Area	13,266	Fin Area	13,266
		TGA	13,266

LAST REVISION

05/21/93 12:58P

RES BREAKDOWN

No Units	RM/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

CALCULATIONS

Undepr. Value (Av)	130,139
Basic$/SF	12.00
Size Adj	0.95076
Const Adj	0.86000
Adj$/SF	9.81
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	5,806
Kitchen	0
Av Total	139,945
GradeFact	1.090
Neigh Infl	1.000
Adj Total	152,540
Deprec	57,965
Depr Total	94,575
SpecFeat	0
Final Total	94,600
Fin Area	13,266
Value/SF	7.13

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or	
Reserves		Deficiency (+/-)	
Net Income		Final Value	

Lease Type
Rate Adj
Expense Adj
Vacancy Adj
Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	6,800	1,200	0.00	0	8,000
total card	6,800	1,200	0.00	0	8,000
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 10.00 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.U.L. code	Sale Price	v	Adj Sale / Desc	adj code

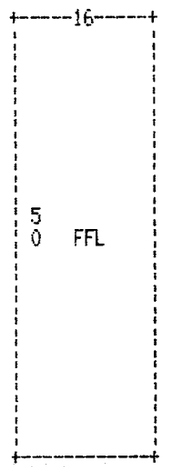
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1945	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 20 FT/IN

SKETCH INSTRUCTIONS

(FFL,L16XD50).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	800.0	12.60	10,080

Gross Area 800 Total 10,080
Size Adj Area 800 Fin Area 800
TGA 800

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl.	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	All Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Use	Alt Type	% Type	
			No	
			Ten	

CONDO DATA

Loc	Floor	View

%Own

CALCULATIONS

Undepr. Value (Av)	10,080
Basic$/SF	12.00
Size Adj	1.25000
Const Adj	0.84000
Adj$/SF	12.60
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Kitchen	0
Av Total	10,080
GradeFact	1.090
Neigh Infl	1.000
Adj Total	10,987
Deprec	4,175
Depr Total	6,812
SpecFeat	0
Final Total	6,800
Fin Area	800
Value/SF	8.50

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr bit	Unit Price	TMB	% Dep	Sound Value	class	attach
2	SHED/FR	Y	30X14	A	A	45	5.67	T	50	1,200	4	D

Total Yard Items 1,200 Total Special Features 0

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	152,200	0	0.00	0	152,200
total card	152,200	0	0.00	0	152,200
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 5.99 / Parcel

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

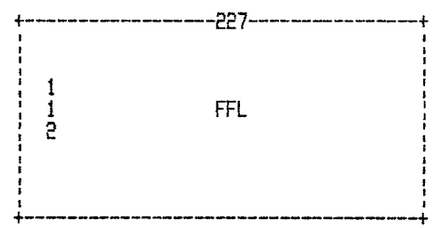
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1909	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH



SCALE = 100 FT/IN

SKETCH INSTRUCTIONS

(FFL,L227XD112).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	25424.0	8.86	225,257

Gross Area	25,424	Total	225,257
Size Adj Area	25,424	Fin Area	25,424
		TGA	25,424

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	S.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	F	SITE	0.00	IA	100										0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr Value (Av)	225,257
Basic$/SF	12.00
Size Adj	0.87867
Const Adj	0.84000
Adj$/SF	8.86
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Kitchen	0
Av Total	225,257
GradeFact	1.090
Neigh Infl	1.000
Adj Total	245,530
Deprec	93,301
Depr Total	152,229
SpecFeat	0
Final Total	152,200
Fin Area	25,424
Value/SF	5.99

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost < >	

IND

2 MAP | 10 BLOCK | 0 LOT | 21 of 23 CARD | NORTHBRIDGE, MA | $ 8,581,600 06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	43,900	0	0.00	0	43,900
total card	43,900	0	0.00	0	43,900
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 7.90 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	R.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

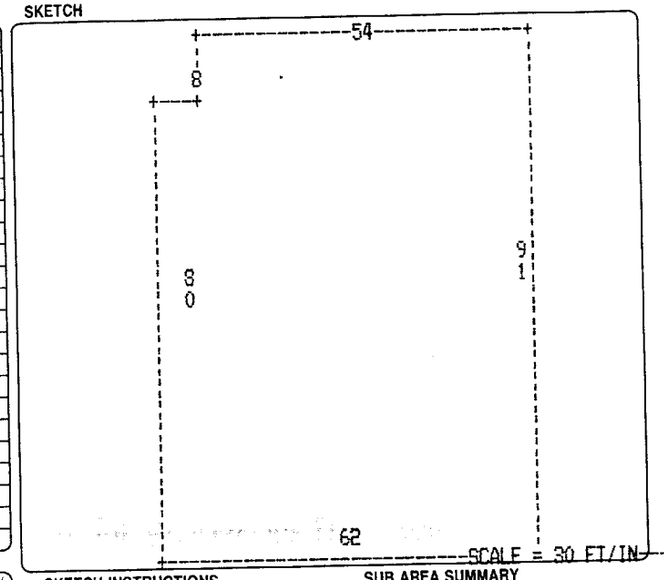
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1909	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L54,D11,L8,D80,R62,
U91).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	5554.0	11.69	64,926

Gross Area	5,554	Total	64,926
Size Adj Area	5,554	Fin Area	5,554
		TGA	5,554

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRO/Unit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Use	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	64,926
Basic$/SF	12.00
Size Adj	1.16010
Const Adj	0.84000
Adj$/SF	11.69
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Kitchen	0
Av Total	64,926
GradeFact	1.090
Neigh Infl	1.000
Adj Total	70,769
Deprec	26,892
Depr Total	43,877
SpecFeat	0
Final Total	43,900
Fin Area	5,554
Value/SF	7.90

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or	Expense Adj	
Reserves	Deficiency (+/-)	Vacancy Adj	

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

2 MAP 10 BLOCK 0 LOT 21 of 23 CARD

IND

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	43,900	0	0.00	0	43,900
total card	43,900	0	0.00	0	43,900
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 7.90 / Parcel

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

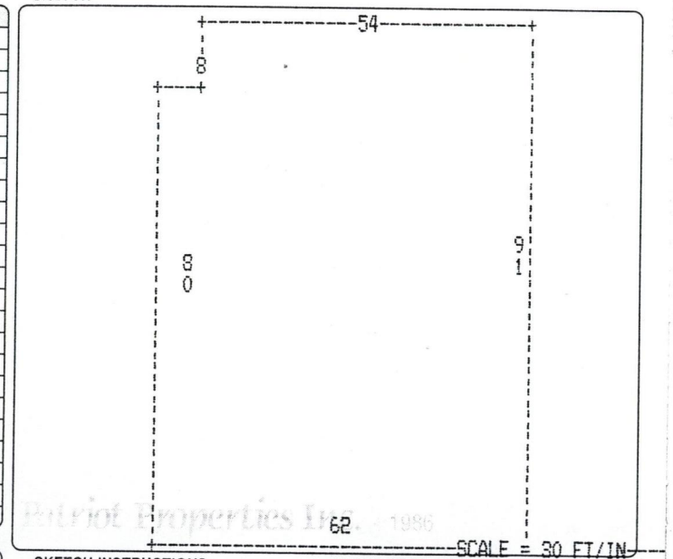
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1909	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



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SKETCH INSTRUCTIONS

(FFL,L54,D11,L8,D80,R62,
U91).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	5554.0	11.69	64,926
Gross Area	5,554	Total	64,926
Size Adj Area	5,554	Fin Area	5,554
TGA	5,554		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRUnit	Floor

LAST REVISION

05/21/93 12:58P

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	64,926
Basic$/SF	12.00
Size Adj	1.16010
Const Adj	0.84000
Adj$/SF	11.69
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Kitchen	0
Av Total	64,926
GradeFact	1.090
Neigh Infl	1.000
Adj Total	70,769
Deprec	26,892
Depr Total	43,877
SpecFeat	0
Final Total	43,900
Fin Area	5,554
Value/SF	7.90

CONDO DATA

Loc	Floor	View
%Own		

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
O/Ride								Rptd Total

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/ SF	

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)

Comparable Sales (C)

Income Approach (I)

Market Adj. Cost < >

IND

2 MAP | 10 BLOCK | 0 LOT | 22 of 23 CARD

NORTHBRIDGE, MA

$ 8,581,600
06/01/93
12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	42,600	0	0.00	0	42,600
total card	42,600	0	0.00	0	42,600
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 10.33 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

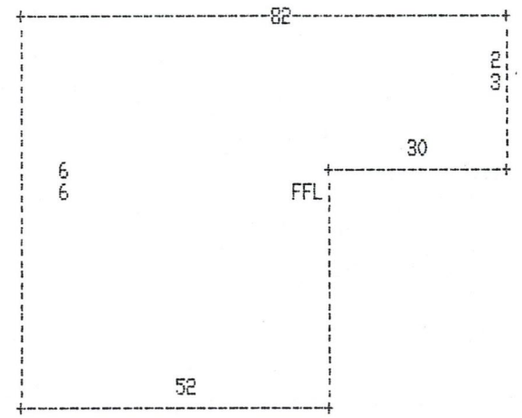
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	5	STEAM
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C+
Yr Built	1938	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 30 FT/IN

Patriot Properties Inc.

SKETCH INSTRUCTIONS

(FFL,L82,D66,R52,U43,R30,
U23).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	4122.0	13.80	56,884
Gross Area	4,122	Total	56,884
Size Adj Area	4,122	Fin Area	4,122
TGA	4,122		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh influ	Infl 1 code	Infl 1 ± %	Descrip	Infl 2 code	Infl 2 ± %	Descrip	Infl 3 code	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100										0				0

Total Acres 0 | Total Square Feet 0 | Total 0 | Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	2
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	100
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

05/21/93 12:58P

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Ustl	Alt Type	% Type2	No Ten

CALCULATIONS

Undepre. Value (Av)	56,884
Basic$/SF	12.00
Size Adj	1.25000
Const Adj	0.92000
Adj$/SF	13.80
Plumbing	4,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	2,148
Kitchen	0
Av Total	63,032
GradeFact	1.090
Neigh Infl	1.000
Adj Total	68,704
Deprec	26,108
Depr Total	42,596
SpecFeat	0
Final Total	42,600
Fin Area	4,122
Value/SF	10.33

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or	Expense Adj	
Reserves	Deficiency (+/-)	Vacancy Adj	
Net Income	Final Value	Value/ SF	

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

IND

2	10	0	23 of 23	NORTHBRIDGE, MA	$ 8,581,600
MAP	BLOCK	LOT	CARD		06/01/93 12:58 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way

OWNERSHIP AND MAILING INFORMATION

Owner 1
Owner 2
Street
City
State | Zip | OwnOcc

NARRATIVE DESCRIPTION

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	381,800	0	0.00	0	381,800
total card	381,800	0	0.00	0	381,800
total parcel					

From Total Assmnt Per S.F. Finished Area/Card 5.85 / Parcel

PREVIOUS ASSESSMENT(S)

FY	P/C	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

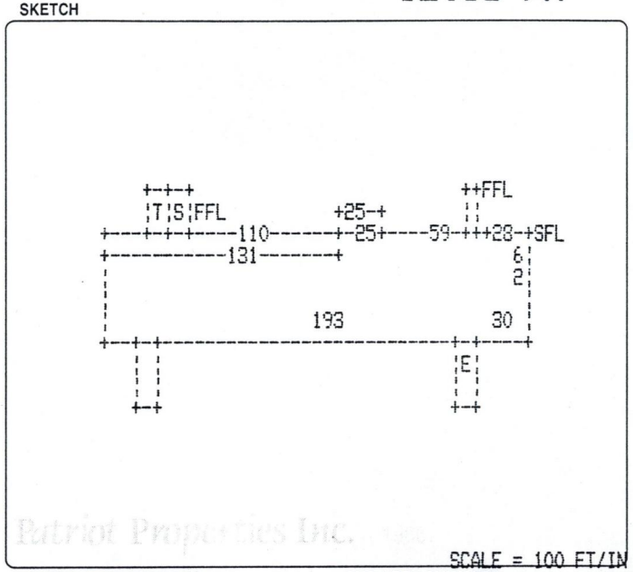
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	4	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C+
Yr Built	1921	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH



SCALE = 100 FT/IN

SKETCH INSTRUCTIONS

(SFL,FFL,L12,D22,R12,(UFL,TFL,SFL,FFL,L59,(TFL,SFL,FFL,U16XL25),L25,(UFL,TFL,SFL,FFL,BMT,L110,(UFL,TFL,SFL,FFL,R9,U31,(UFL,UFL,TFL,SFL,FFL,R14XD31),L9,D31),L21,D15,R131,U15),D15,L131,D47,R20,(EFP,D39XR10),R193,(EFP,L10XD39),R30,U62,L28),U22),

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	1965.0	2.09	4,107
EFP	780.0	18.57	14,485
FFL	16443.0	8.37	137,628
SFL	16443.0	8.37	137,628
TFL	16179.0	8.37	135,418
UFL	16213.0	8.37	135,703
Gross Area	68,023	Total	564,969
Size Adj Area	65,278	Fin Area	65,278

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	0	S	P	SITE	0.00	IA	100							0				0

Total Acres 0 Total Square Feet 0 Total 0 Total 0

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	0
Solar HW	N
Cent Vac	N
% Heated	0
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

05/21/93 12:58P

TGA 68,023

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CONDO DATA

Loc	Floor	View
%Own		

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fi	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/ SF	

COMMENTS

INSPECTION INFO

Date	code	Result	By

CALCULATIONS

Undepr. Value (Av)	564,969
Basic$/SF	12.00
Size Adj	0.83064
Const Adj	0.84000
Adj$/SF	8.37
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Kitchen	0
Av Total	564,969
GradeFact	1.090
Neigh Infl	1.000
Adj Total	615,816
Deprec	234,010
Depr Total	381,806
SpecFeat	0
Final Total	381,800
Fin Area	65,278
Value/SF	5.85

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj. Cost < >

2 MAP | 45 BLOCK | 0 LOT | 1 of 1 CARD | IND | NORTHBRIDGE, MA | $ 69,500 11/26/91 4:08 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: COVICH SIDNEY TR
Owner 2: WHITINSVILLE REDEV TR
Street: 1 MAIN ST
City: WITINSVILLE
State: MA Zip: 01588 OwnOcc: N

NARRATIVE DESCRIPTION

THE PARCEL HAS 4.00 ACRES OF LAND MAINLY CLASSIFIED AS INDUSTRIAL.

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning	I1	100	Utilities	1	TYPICL
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
440	0	0	4.00	69,500	69,500
Total Card	0	0	4.00	69,500	69,500
Total Parcel	0	0	4.00	69,500	69,500

From Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91	3	0	0	4.00	90,800	90,800

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	V	Adj Sale / Desc	adj code

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall Prime		
Ext Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
Gross Area		Total	
Size Adj Area		Fin Area	

LAND SECTION

use code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
440	LAND-I	43,560	S	F	SITE	1.25	IA	100										54,500				54,500
440	LAND-I	3,000	A	E	EXCESS	5,000	IA	100										15,000				15,000

Total Acres 4 | Total Square Feet 174,240 | Total 69,500 | Total 69,500

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth.Fixt.		
Kitchens		
Fireplaces		
W.S.Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

11/21/91 3:57P

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

	Undepr. Value (Av)
Basic$/SF	
Size Adj	
Const Adj	
Adj$/SF	
Plumbing	
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	
Av Total	
GradeFact	
Neigh Infl	
Adj Total	
Deprec	
Depr Total	
SpecFeat	
Final Total	
Fin Area	
Value/SF	

CONDO DATA

Loc	Floor	View
%Own		

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D.L.	Indicated Value	Rate Adj
Expenses	Surplus or	Expense Adj
Reserves	Deficiency (+/-)	Vacancy Adj
Net Income	Final Value	Value/ SF

COMMENTS

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost <>	69,500

IND

2 MAP | 37 BLOCK | 0 LOT | 1 of 1 CARD | NORTHBRIDGE, MA | $ 1,719,000 07/15/92 9:40 AM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
355		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: ARCADE REALTY TRUST
Owner 2:
Street: 355 MAIN ST
City: WHITINGSVILLE
State: MA Zip: 01588 OwnOcc: N

NARRATIVE DESCRIPTION

THE PARCEL HAS 27.38 ACRES OF LAND MAINLY CLASSIFIED AS INDUSTRIAL. WITH A(N) MILL BUILDING BUILT ABOUT 1940, HAVING PRIMARILY BRICK EXTERIOR, AND TAR&GRAVEL ROOF COVER, WITH 0 BATHS, 6 HALF BATHS, 0 UNITS, 0 ROOMS, 0 BEDRM

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning	I	100	Utilities	1	TYPICL
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	1,139,500	75,500	27.38	504,000	1,719,000
total card	1,139,500	75,500	27.38	504,000	1,719,000
total parcel	1,139,500	75,500	27.38	504,000	1,719,000

From Total Assmnt Per S.F. Finished Area/Card 8.73 / Parcel 8.73

PREVIOUS ASSESSMENT(S)

FY	°c	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91	4	1,469,400	0	27.38	130,600	1,600,000

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	N.A.L. code	Sale Price	v	Adj Sale / Desc	adj code

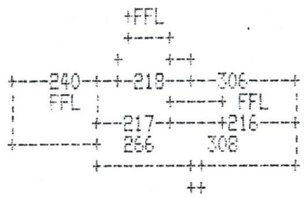
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	6	SLAB
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	2	GAS
Heat Type	7	UNIT HTRS
Kit Rating	N	Bath Rating A
Int vs Ext	S	Grade C
Yr Built	1940	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation	38 %
Func OBS			%
Econ OBS			%
Special			%
Total Depreciation			38.0 %

SKETCH



SCALE = 500 FT/IN

SKETCH INSTRUCTIONS

(FFL,L42,D50,R218,(FFL,L268,(FFL,L240XD172),D138,(FFL,D112,R266,(FFL,D20XR42),R308,U112,L216,(SFL,FFL,U16XL141),L358),R217,U16,R141,D16,R216,U138,L306),U36,L46,U4,L130,U10).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	194576.0	9.241	1,797,882
SFL	2256.0	9.24	20,845
Gross Area	196,832	Total	1,818,727
Size Adj Area	196,832	Fin Area	196,832
TGA	196,832		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	435,600	S	P	SITE	1.00	IA	100										435,600				435,600
400	FACTORY	17.380	A	E	EXCESS	3,933	IA	100										68,400				68,400

Total Acres 27.380 | Total Square Feet 1,192,673 | Total 504,000 | Total 504,000

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	6
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	10
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

LAST REVISION

07/14/92 9:40A

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	1,818,727
Basic$/SF	12.00
Size Adj	0.81016
Const Adj	0.95000
Adj$/SF	9.24
Plumbing	12,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	7,109
Sprink	0
Kitchen	0
Av Total	1,837,836
GradeFact	1.000
Neigh Infl	1.000
Adj Total	1,837,836
Deprec	698,378
Depr Total	1,139,458
SpecFeat	0
Final Total	1,139,500
Fin Area	196,832
Value/SF	5.79

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
85	PAVING	Y	150,000	A	P	70	0.92	T	50	69,000	4	D
1	SHED/MTL	Y	22X17	A	A	40	4.08	T	50	800	4	D
88	FENCE-6	Y	1,000	A	F	70	6.38	T	45	3,500	4	D
84	SIGN-ILU	Y	60	A	A	89	29.90	T	10	1,600	4	D
1	SHED/MTL	Y	10X30	A	A	40	4.17	T	50	600	4	D

Total Yard Items 75,500 | Total Special Features 0

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
MFG	MANUFCTR	1	P	194,576	1	1.83	356,074	
MFG	MANUFCTR	2	P	2,256	0	1.83	4,128	Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride				196,832	1		360,202	

Gross Income	360,202	Overall Rate	13.2	Lease Type	GRS
Vacancy/D.L.	-36,020	Indicated Value	1,719,143	Rate Adj	H
Expenses	-97,255	Surplus or	0	Expense Adj	
Reserves	0	Deficiency (+/-)	0	Vacancy Adj	
Net Income	226,927	Final Value	1,719,100	Value/ SF	8.73

COMMENTS

AMD

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I) 1,719,100
Market Adj. Cost <> 1,719,000

2 MAP 37 BLOCK 0 LOT 1 of 1 CARD

IND

NORTHBRIDGE, MA

$ 1,719,000
07/15/92
9:40 AM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
35R		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: ARCADE REALTY TRUST

Owner 2:

Street: 35C MAIN ST

City: WHITINSVILLE

State: MA Zip: 01588 OwnOcc %

NARRATIVE DESCRIPTION

THE PARCEL HAS 27.38 ACRES OF LAND MAINLY CLASSIFIED AS INDUSTRIAL, WITH A(N) MILL BUILDING BUILT ABOUT 1940, HAVING PRIMARILY BRICK EXTERIOR, AND TARGRAVEL ROOF COVER, WITH 0 BATHS, 0 HALF BATHS, 0 UNITS, 0 ROOMS, 0 BEDRM

PROPERTY FACTORS

Item	Code	%	Item	code	Descrip
Zoning			Utilities		
Districts			Topo		
			Street		
			Traffic		

ASSESSMENT SUMMARY

use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
400	1,139,500	75,500	27.38	504,000	1,719,000
total card	1,139,500	75,500	27.38	504,000	1,719,000
total parcel	1,139,500	75,500	27.38	504,000	1,719,000

From Total Assmnt Per S.F. Finished Area/Card 0.73 / Parcel 0.73

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91	4	1,459,400	0	27.38	130,600	1,590,000

PRIOR (OTHER) IDENTIFICATION

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

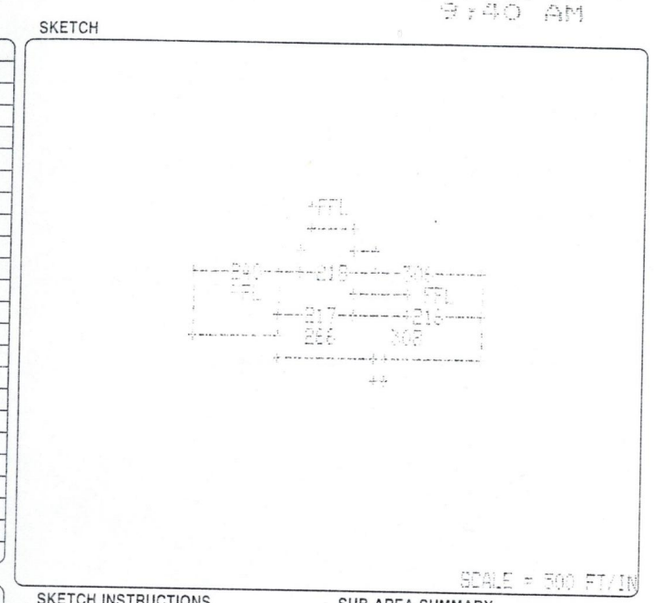
BUILDING DESCRIPTION

Item	Code	Description
Type	35	MILL
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	2	SLAB
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TARGRAVEL
Av Ht/Fl	27L	STANDARD
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	1	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec		
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	5	GAS
Heat Type	7	UNIT HTRS
Kit Rating	N	Bath Rating A
Int vs Ext	E	Grade C
Yr Built	1940	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 28 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		35.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L240XD172),D132,(FFL,D113,R266,(FFL,D80XR28),R408,U119,L216,(SFL,FFL,U18XL141),L358/,R217,U16,R181,D16,R219,U132,L306),U36,L46,U4,L130,U10/,

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
FFL	19477.0	9.24	179,882
SFL	8656.0	9.24	80,045
Gross Area	192,222	Total	1,813,127
Size Adj Area	176,832	Fin Area	156,232

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
400	FACTORY	435,600	E	F	SITE	1.00	IA	100							435,600				435,600
400	FACTORY	17,380	A	E	EXCESS	3.83	IA	100							66,400				66,400

Total Acres 27.380 Total Square Feet 1,192,833 Total 504,000 Total 504,000

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	0
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	10
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

7/14/92 9:40A

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	1,813,127
Basic$/SF	12.00
Size Adj	0.61016
Const Adj	0.95000
Adj$/SF	9.24
Plumbing	12,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	7,109
Sprink	0
Kitchen	0
Av Total	1,447,336
GradeFact	1.000
Neigh Infl	1.000
Adj Total	1,447,336
Deprec	35% 506,568
Depr Total	939,768
SpecFeat	0
Final Total	939,768
Fin Area	156,232
Value/SF	6.02

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
35	PAVING	Y	130,000	A	A	70	0.52	T	50	68,000	A	D
1	SHED/MTL	Y	22X17	A	A	40	4.32	T	50	800	A	D
99	FENCE-6	Y	1,000	A	F	70	6.72	T	45	3,500	A	D
04	SIGN-ILU	Y	60	A	A	09	29.90	T	10	1,800	A	D
1	SHED MTL	Y	10X30	A	A	40	4.17	T	50	600	A	D

Total Yard Items 75,500 Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sc	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
MFG	MANUFCTR	1	P	194,575	1	1.83	356,072	
MFG	MANUFCTR	E	P	2,256	0	1.85	4,132	
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
O/Ride				196,832	1		360,203	Rptd Total

Gross Income	360,203	Overall Rate	16.6	Lease Type	GRS
Vacancy/D.L.	-18,010	Indicated Value	1,719,140	Rate Adj	H
Expenses	-97,255	Surplus or	0	Expense Adj	
Reserves	0	Deficiency (+/-)	0	Vacancy Adj	
Net Income	244,937	Final Value	1,719,100	Value/SF	8.72

COMMENTS

AP2

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)

Comparable Sales (C)

Income Approach (I) 1,719,100

Market Adj. Cost <> 1,719,000

MAP _____ BLOCK _____ LOT _____

SUGGESTED CODES

STREET TYPES
AV - AVENUE
CR - CIRCLE
CT - COURT
DR - DRIVE
EX - EXTENSION
HL - HILL
LN - LANE
PL - PLACE
PK - PARK
PT - PATH
RD - ROAD
SQ - SQUARE
ST - STREET
TL - TRAIL
TR - TERRACE
WY - WAY

UTILITIES
1 - TYPICAL
2 - SEWER
3 - WATER
4 - NONE
5 - GAS
6 - NOPHON
7 - DUG WL
8 - DRILLED
9 - ART WL
A - SEPTIC
B - CESSPL
C - ALL

TOPOGRAPHY
1 - LEVEL
2 - ABV ST
3 - BEL ST
4 - ROLLING
5 - SWAMPY
6 - WET
7 - STEEP
8 - LEDGY
9 - VARIED

STREET CONDITION
1 - PAVED
2 - PT PAV
3 - UNPAVD
4 - PROPSD
5 - PAPER
6 - CURBS
7 - SIDEWK
8 - TYPICAL
9 - PV + LTS
A - PV, CRB, LTS

TRAFFIC
1 - NONE
2 - LIGHT
3 - TYPICAL
4 - MEDIUM
5 - HEAVY

LAND USE CODES
101 - ONE FAM
102 - CONDO
103 - MOBILE H
104 - TWO FAM
105 - 3 FAMILY
106 - OUT BLD
107 - BLANK
108 - BLANK
109 - MULTI HS
110 - TRLR PK
111 - APT 4-8
112 - APTS > 8
121 - BOARDING
122 - FRAT
123 - DORM
124 - RECTORY
130 - LAND
131 - POTENTL
132 - UNDEV
201 - OPEN SP
202 - WET RES
210 - OPEN AH
211 - NONPROD
220 - O/S COM
221 - O/S WET
230 - O/S IND
231 - WET IND
300 - HOTEL
301 - MOTEL
302 - INN
303 - BLANK
304 - NURSING
305 - HOSPITAL
306 - ROOMING
310 - OIL STO
311 - GAS STO
312 - GRAIN
313 - LUMBER
314 - TRK TRM
315 - DOCKYRD
316 - COM WHS
317 - FARMBLD
318 - GREENHS
321 - HARDWARE
322 - DISC ST
323 - SHOPCTR
324 - SUPRMKT
325 - STORE
326 - RST/BAR
330 - AUTO SS
331 - AUTOPRT
332 - AUTOREP
333 - GAS STA
334 - SERV ST
335 - CARWASH
336 - PARKGAR
337 - PARKLOT
338 - OTH M/V
340 - OFFICE
341 - BANK
342 - PROF OF
350 - POST OF
351 - SCHOOL
352 - DAYCARE
353 - FRATRNL
354 - TRANSPN
355 - FUNERAL
356 - PROF AS
360 - MUSEUM
361 - ART GAL
362 - MOVIE
363 - DRIVEIN
364 - THEATER
365 - STADIUM
366 - ARENA
367 - RACE TK
368 - FAIRGND
369 - CULTURAL
370 - BOWLING
371 - ICESKAT
372 - ROLLSKT
373 - SWIMMING
374 - HEALTH
375 - TENNIS
376 - GYM
377 - IN RECR
380 - GOLF
381 - TENIS-O
382 - RIDING
383 - BEACHES
384 - MARINA
385 - FISHGME
386 - CAMPGND
387 - YTHCAMP
388 - OTH OUT
389 - BLD-61B
390 - LAND-C
391 - POTENTL
392 - UNDEV
393 - AGRICTL
400 - FACTORY
401 - IND WHS
402 - IND OFC
403 - ACCLAND
404 - R&D BLD
410 - SANDGVL
411 - GYPSUM
412 - QUARRY
413 - OTHMINE
420 - TANK-UT
421 - LNG TNK
422 - ELECPLT
423 - ELECROW
424 - ELECSUB
425 - GAS PLT
426 - GAS ROW
427 - GAS STO
428 - GAS SUB
430 - TEL XST
431 - RELAYTW
432 - CABL TW
433 - R/TV TW
440 - LAND-I
441 - POTENTL
442 - UNDEV
601 - C61 10Y
602 - C61 5YR
710 - CRANBRY
711 - TOB. SOD
712 - VEGTBLE
713 - HAY/GRN
714 - ORCHARD
715 - VINYARD
716 - TILLABL
717 - PRDWOOD
718 - PASTURE
719 - NURSERY
720 - RELATED
722 - NONPROD
801 - 61BHIKE
802 - 61BCAMP
803 - 61BNATR
804 - 61BBOAT
805 - 61BGOLF
806 - 61BHRSE
807 - 61BHUNT
808 - 61BFISH
809 - 61BSKI
810 - 61BXSKI
811 - 61BSWIM
812 - 61BPCNC
814 - 61BTRGT
900 - US GOVT
901 - COMMASS
902 - COUNTY
903 - MUNICPL
904 - PSCHOOL
905 - CHARITY
906 - CHURCH
907 - CH 121A
908 - HOUSING
909 - UNKNOWN

LAND UNIT TYPES
A - ACRES
F - FRONT FEET
N - NO UNITS
S - SQUARE FEET
U - GROSS/UNITS

LAND CATEGORIES
A - AGRI
B - RECR
C - CULDSC
E - EXCESS
F - WOODS
S - WASTE
U - APT ST
V - REAR V
W - WTRFRT
X - EXPAN
R - REAR
H - MHM ST
L - LEDGE
M - M CALC
N - NOLAND
P - SITE

INFLUENCE
A - ACCESS
B - WTRFRT
C - RD CON
D - M TRAF
E - EASMNT
F - FRVIEW
G - GDVIEW
H - H TRAF
I - CORNER
J - LEDGE
K - USE
L - LOCATN
M - MISIMP
N - NONCON
O - OTHER
P - PRVIEW
Q - CONSERV
R - RESTRI
S - SHAPE
T - TOPO
U - UNBLD
V - VACANT
W - VIEW
X - EXVIEW
Y - WET
Z - SIZE

YARD ITEMS/SPECIAL FEATURES
1 - SHED/MTL
2 - SHED/FR
3 - GARAGE
4 - GARAGE/L
5 - GAR/MP
6 - CARPORT
7 - POOL A-C
8 - POOL A-O
9 - POOL A-R
10 - POOL I-C
11 - POOL I-V
12 - POOL I-G
13 - POOL I-S
14 - OFP
15 - SHOP
16 - SHOP/LFT
17 - CABIN
18 - CABIN/L
19 - PATIO
20 - SCALE
21 - SUGAR HS
22 - WOOD DK
23 - BATH HSE
24 - BTHS/MP
25 - GRNHSE-G
26 - GRNHSE-P
27 - TENNIS C
28 - B-BALL C
29 - CRANE GR
30 - FIRE ESC
31 - BARN
32 - BARN LFT
33 - BANK BRN
34 - BANK BN/L
35 - POLE BRN
36 - DAIRY BRN
37 - STABLE
38 - TOB BRN
39 - OTH BRN
40 - LEAN-TO
41 - IMP SHD
42 - PLTY HS
43 - MILK HS
44 - CRIB
45 - GAR,HI
46 - AG BIN
47 - DRIVE-IN
48 - SILO-WD
49 - SILO-CC
50 - PIER
51 - SILO-STL
52 - ELEV-FRT
53 - BUNKER
54 - ARENA
55 - OTH FARM
56 - MINIGOLF
57 - DRIVE-UP
58 - D-UP PNU
59 - D-UP REM
60 - A-T-M
61 - ELEV-PAS
62 - S-D BOX
63 - VAULT
64 - MEZ-FIN
65 - MEZ-UNFIN
66 - CANOPY
67 - KIOSK
68 - SIGN-MTR
69 - PUMP-SIN
70 - PUMP-DBL
71 - TANK-IG
72 - TANK-AG
73 - TANK-AIR
74 - TANK-ELV
75 - LIFT
76 - M/H SITE
77 - LITE-SIN
78 - LITE-DBL
79 - LITE-TPL
80 - TOTALIZR
81 - COOLER
82 - FREEZER
83 - SIGN
84 - SIGN-ILU
85 - PAVING
86 - CONC PAV
87 - FENCE-4
88 - FENCE-6
89 - FENCE-8
90 - FENCE-10
91 - LOAD LEV
92 - GOLF CRS
93 - RR SIDING
94 - COMP FL
95 - SAUNA
96 - WHIRL PL
97 - LANES
98 - KENNEL
99 - RQT BALL
MN - MANUAL

FOUNDATION TYPE
1 - CONCRETE
2 - CONC BLOCK
3 - MASONRY
4 - LOOSE MSRY
5 - PIERS
6 - SLAB
7 - TYPICAL
8 - OTHER
9 - CRAWL

FRAME TYPE
1 - WOOD
2 - STEEL
3 - CONCRETE
4 - FIREPF STL
5 - TYPICAL
6 - OTHER

EXTERIOR WALL TYPE
1 - WOOD SHING
2 - CLAPBOARD
3 - ALUMINUM
4 - VINYL
5 - ASBESTOS
6 - STUCCO
7 - BRICK
8 - BRICK VENR
9 - STONE
10 - LOGS
11 - ASPHALT
12 - BOARD&BATT
13 - BELOW AVG
14 - ABOVE AVG
15 - AVERAGE
16 - STONE VENR
17 - SHAKES
18 - CORREG STL
19 - TEX 111
20 - COMP CLAP
21 - CONC BLOCK
22 - STEEL
23 - GLASS
24 - REIN. CONC
25 - CONC. PANEL
26 - WOOD

QUAL/COND.
A - AVERAGE
D - UNSOUND
E - EXCELLENT
F - FAIR
G - GOOD
P - POOR
V - VERY GOOD

SALES VALIDITY
A - FAMILY
B - INTRA-CORP
C - INCL PERS PROP
D - CHGD > ASSMT < SALE
E - INVOLVED GOVT.
F - CONVENIENCE
G - PORTION/ASSESSED
H - COURT/DIVORCE
I - BANKRUPTCY
J - PART INTEREST
K - INVOLV CHARITBL
L - FORECLOSURE
M - ZONING CHANGE
N - OTHER
O - CHANGE > SALE
P - CHANGE IN USE
Q - TRADE
R - SUBSEQUENT SALE

SALES ADJUSTMENT
A - ADDITION
B - OTHER CHGS
N - NEW BLDG
O - OTHER
P - PARCEL OTH
R - REMODELING
T - TIME
Y - YARD ITEMS

ROOF STRUCTURE
1 - GABLE
2 - HIP
3 - GAMBREL
4 - FLAT
5 - MANSARD
6 - SALTBOX
7 - SHED
8 - IRREGULAR
9 - STANDARD
10 - DOME
11 - OTHER
12 - BOW
13 - SAWTOOTH

BUILDING TYPE
1 - ANTIQUE
2 - BUNGALOW
3 - CAMP, SEAS
4 - CAMP, YRRND
5 - CAPE
6 - COLONIAL
7 - CONDO-GRDN
8 - CONDO-TNHS
9 - CONTEMPORARY
10 - MANSION
11 - MOBILE HM
12 - MULTI-CONV
13 - MULTI-GRDN
14 - MULTI-TNHS
15 - OLD STYLE
16 - SPLIT CAPE
17 - SPLIT GAMB
18 - SPLIT ENT
19 - RANCH
20 - ROW HOUSE
21 - SPLIT LEVL
22 - CONVENT NL
23 - AUDITORIUM
24 - AUTO DEALR
25 - CAR WASH
26 - COLD STORG
27 - CONDO-GAR
28 - CONDO-IND
29 - CONDO-WHSE
30 - GARAGE
31 - HANGAR
32 - INDUST-HVY
33 - INDUST-LT
34 - INDUSTRIAL
35 - MILL
36 - PARKING
37 - PROCESSING
38 - R/M SHOP
39 - REPAIR GAR
40 - RINK
41 - STABLE
42 - TRUCK TERM
43 - WAREHOUSE
44 - WHSE-MINI
45 - BANK
46 - CHURCH/SYN
47 - COLLEGE
48 - FIRE STAT
49 - FUNERAL HM
50 - GOVT BLDG
51 - GYMNASIUM
52 - JAIL
53 - LIBRARY
54 - NURSING HM
55 - PMP/VLV HS
56 - POST OFF
57 - RELAY BLDG
58 - SCHOOL
59 - UTIL BLDG
60 - BAR
61 - BOWLING AL
62 - COMM BLOCK
63 - CONDO-OFC
64 - CONDO RTL
65 - CONVEN MKT
66 - DEPT STORE
67 - FAST FOOD
68 - GAS STATN
69 - LODGE
70 - NIGHT CLUB
71 - OFFICE
72 - OFFICE-PRO
73 - R&D
74 - RESTAURANT
75 - SERVICE ST
76 - SHOP CTR
77 - SHOP MALL
78 - STORE
79 - SUPER MKT
80 - TAKE OUT
81 - THEATER
82 - VET CLINIC
83 - APRTMNT-GN
84 - APRTMNT-HR
85 - APRTMNT-TH
86 - DORMITORY
87 - FRAT/SOR
88 - HEALTH CLUB
89 - HOSPITAL
90 - HOTEL
91 - MOTEL
92 - TENNIS CLUB
93 - VACNT LAND
94 - YARD ITEMS
95 - ARENA
96 - INN
97 - TUDOR
98 - COL REVIVAL
99 - VICTORIAN

ROOF MATERIAL
1 - ASPHALT SH
2 - SLATE
3 - ASBESTOS
4 - TAR&GRAVEL
5 - TILE
6 - WOODSHINGL
7 - AVERAGE
8 - ABOVE AVG
9 - METAL
10 - ROLLED
11 - MEMBRANE
12 - OTHER

INTERIOR WALLS
1 - DRYWALL
2 - PLASTER
3 - OTHER
4 - SOLID WOOD
5 - MINIMUM
6 - AVERAGE
7 - ABOVE AVG
8 - PLYWD PANL
9 - ORNATE
10 - NONE

PARTITION INDEX
A - ABV AVG
E - EXTENSIVE
L - LIGHT
N - NONE
T - TYPICL

ELECTRIC
1 - EXTENSIVE
2 - GOOD
3 - TYPICAL
4 - BELOW AVG
5 - MINIMAL
6 - NONE

INSULATION
1 - NONE
2 - TYPICAL
3 - EXTENSIVE
4 - FAIR
5 - MINIMAL

HEAT FUEL
1 - OIL
2 - GAS
3 - ELECTRIC
4 - SOLAR
5 - NONE
6 - WOOD
7 - COAL
8 - TYPICAL
9 - WOOD/COMBO

FUNCTIONAL OBSOLES.
A - ACCESS
B - BSMT. PROBS.
D - DESIGN
L - LAYOUT
N - NO ELV
O - OVRBLT
P - XS DPR
R - ROOF
S - SIZE
T - OTHER
U - UP FLS
W - WALL H

ECONOMIC OBSOLES.
A - ACCESS
B - ODORS
C - COMLOC
D - DEMAND
H - HI VAC
L - LOCATN
M - MISIMP
N - NEIGHB
O - OTHER
P - PRVIEW
R - RAILRD
T - TRAFFIC
V - NOISE

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	%Dep	Sound Value	class	attach

COMMENTS
_____
_____
_____

INSPECTION WITNESSED BY:
_____ DATE:

FLOOR TYPE
1 - PLYWOOD
2 - SOFTWOOD
3 - HARDWOOD
4 - CARPET
5 - LINO/VINYL
6 - CERAMIC TL
7 - BELOW AVG
8 - AVERAGE
9 - ABOVE AVG
10 - PARQUET
11 - MASONRY
12 - CONCRETE
13 - EARTH
14 - ASPHL TILE

HEAT TYPE
1 - FORCED H/A
2 - GRAVTY H/A
3 - FORCED H/W
4 - RADIANT HW
5 - STEAM
6 - ELECTRIC BB
7 - UNIT HTRS
8 - NONE
9 - AVERAGE
10 - NOT DUCTED
11 - WALL UNIT
12 - FLOOR FURN
13 - RADIANT FL
14 - OTHER

SPECIAL OBSOLES.
AT - ATB
DM - DEMO
NC - NEWCON
OB - OBSRVD
OR - O/RIDE
OT - OTHER

SUB AREA CODES
ATC - ATTIC O/FFL (FIN)
BMT - BASEMENT
CNP - CANOPY
CPT - CARPORT
EFP - ENCL PORCH
FFL - 1ST FLOOR
GAR - GARAGE
GRN - GREENHOUSE
HST - HALF STORY
LDK - LOADING DK
LLV - LOWER LEVEL
OFP - OPEN PORCH
OSP - SCRN PORCH
PAT - PATIO
SFL - 2ND FLOOR
STG - STORAGE
TFL - 3RD FLOOR
TQS - 3/4 STORY
UAT - ATTIC OTH (UNFIN)
UCN - PR. CANOPY
UFL - UPPR FLOOR
WDK - WOOD DECK

ALTERNATE TYPES
APT - APARTMENT
BNK - BANK
FLA - FINISHED LIV AREA
HTL - HOTEL/MOTEL
MFG - MANUFACTURING
OFC - OFFICE
RDV - RESEARCH & DEV
RRM - REC ROOM
RST - RESTAURANT
RTL - RETAIL/SHOWROOM
SER - SERVICE/GARAGE AREA
UNF - UNFINISHED
WHS - WAREHOUSE

CONDO LOCATION
E - END UNIT
I - INTERIOR

CONDO FLOOR LEVEL
1 - 1ST FLOOR
2 - 2ND FLOOR
3 - 3RD FLOOR
4 - 4TH FLOOR
5 - 5TH FLOOR
6 - 6TH FLOOR
L - LOWER LEVEL
M - MULTI LEVEL
U - UPPER

CONDO VIEW CODES
A - AVERAGE
D - VERY POOR
E - EXCELLENT
F - FAIR
G - GOOD
P - POOR
V - VERY GOOD

INSPECTION INFO
1 - LEFT NOTICE
2 - MEASURED
3 - MEAS & INSPCTD
4 - INFO AT DOOR
5 - INFO @ HEARING
6 - INFO BY PHON
7 - INFO FM PLAN
8 - INFO FM PRMT
9 - UNOCCUPIED
10 - VACANT LOT
11 - ENTRY DENIED
12 - MEAS DENIED
13 - MISSED APPT
14 - INSPECTED
15 - PERMIT VISIT
16 - FIELDREV CHG
17 - MISSD HEARING
18 - CHG @ HEARING
19 - NO CHG @ HEAR
20 - CHG FM OTHER HEAR
21 - LEFT 2ND NOTICE
22 - MAILER SENT
23 - PHONE HEARING
24 - ABATE HEARING
25 - ATB HEARING

BUILDING DESCRIPTION

Item		Code	Description
Type			
Story Ht			
(Liv) Units			
Foundtn			
Frame			
Ext Wall	Prime		
	Sec		
Roof	Struct		
	Cover		
Av Ht/Fl			
Int Wall	Prime		
	Sec		
Partit			
Floors	Prime		
	Sec		
Electric			
Insulation			
Heat	Fuel		
	Type		
Kit Rating			Bath Rating
Int vs Ext			Grade
Yr Built			E. Yr. Blt.
Alt Class			% Alt. Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth.Fixt.		
Kitchens		
Fireplaces		
W.S. Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

Story Heights
ENTER FULL STORIES PLUS:
A - ATTIC
H - HALF STORY
T - THREE QUARTER STORY

Grades
AA = SUPERB
A+ = EXCELLENT
A = VERY GOOD
A- = VERY GOOD (-)
B+ = GOOD (+)
B = GOOD
B- = GOOD (-)
C + = AVERAGE (+)
C = AVERAGE
C- = AVERAGE (-)
D+ = FAIR (+)
D = FAIR
D- = POOR
E = VERY POOR

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REV. 2/92

401110

Assessors Cards.

- Cavitch Property
- Arcade Property