



Patriot
Properties Inc.

USER DEFINED

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		FEDERAL ST, GREENFIELD

OWNERSHIP

Owner 1:	CITY OF GREENFIELD	Unit #:
Owner 2:		
Owner 3:		
Street 1:	14 COURT SQUARE	
Street 2:		
Town/City:	GREENFIELD	
State/Prov:	MA	Country
Postal:	01301	Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
State/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10.598 ACRES of land mainly classified as FACTORY with a CONDO-IND Building built about 1890, having primarily BRICK Exterior and 28907 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
400	0.000	1,054,700			1,054,700
Total Card	0.000	1,054,700			1,054,700
Total Parcel	10.598	1,688,000	59,200	1,747,200	1,747,200
Source: Market Adj Cost		Total Value per SQ. unit /Card: 86.49		/Parcel: 23.52	

PREVIOUS ASSESSMENT

Tax Yr.	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

Parcel ID	95 1 UTB
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PAT ACCT.

Date	145271
PRINT	
Date	08/25/56
12/22/14	
LAST REV	
Date	08/78/14
Time	10:06:09
	Krnadona
	4527

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	GI	GENERAL I	100	water	2	SEWER
0				Sewer	3	WATER
n				Electri	5	GAS
				Exempt		
Census:						
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/4/2004	MEAS-INSPCTD	151	S MARSTON

LAND SECTION (First 7 lines only)

Use Code	Description	Luc	No of Units	Depth / Price/Units	Unit Type	Land Type
400	FACTORY		0		SQUARE FEBSITE	

Neigh

Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All	%	Spec	%	Land	Code	Fact	Use Value	Notes

Sign:

VERIFICATION OF MORTGAGE DATE

Neigh

Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All	%	Spec	%	Land	Code	Fact	Use Value	Notes

EXTERIOR INFORMATION

Type: 128 - CONDO-IND	Full Bath:	Rating:
Sty Ht: 2 - 2	A Bath:	Rating:
(Liv) Units: 1	3/4 Bath:	Rating:
Total: 2	A 3QBth:	Rating:
Foundation: 1 - CONCRETE	1/2 Bath: 4	Rating: AVERAGE
Frame: 1 - WOOD	A HBth:	Rating:
Prime Wall: 7 - BRICK	Oh/Fix:	Rating:
Sec Wall:		
Root Struct: 4 - FLAT		
Root Cover: 4 - TAR+GRAVEL		
Color:		
View / Desir:		

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frdl:	Rating:
WS-Flue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor: 1 - 1ST FLOOR	
% Owr:	
Name:	

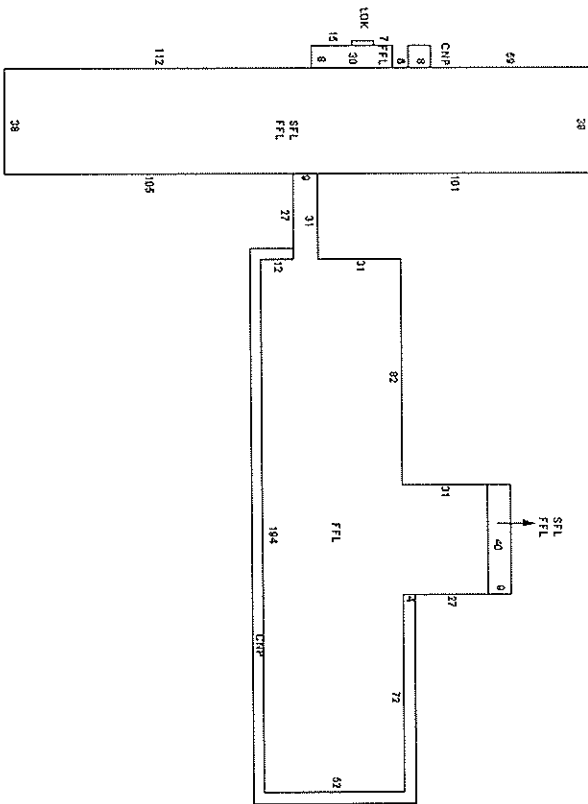
DEPRECIATION

Phys Cond: VG - Very Good	26.0%
Functional:	
Economic:	
Special:	
Override:	
Total:	26.0%

COMMENTS

CARD 2 ATTACHED TO CARD 1.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: BRS: Baths: HB4	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ: 34.00				
Size Adj: 0.74151248				
Const Adj: 0.95047832				
Adj \$ / SQ: 23.963				
Other Features: 32063				
Grade Factor: 1.10				
Neighborhood Inf: 1.00000000				
LUC Factor: 1.00				
Adj Total: 1425209				
Special Features: 370554				
Depreciated Total: 1054700				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
FFL	1ST FLOOR	20,377	45.130	919,698	Area	100.0%	FFL	57 V	0
SFL	2ND FLOOR	8,530	35.700	304,561	Area	100.0%	SFL	70 A	0
CNP	CANOPY	1,432	27.060	38,747	SFL	100.0%	CNP		0
LDK	LOADING DK	16	35.930	575					
	Net Sketched Area:	30,355		1,263,581					
	Size Adj	28907		303551	Fin Area				
	Gross Area			28907					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
FFL	1ST FLOOR	20,377	45.130	919,698	Area	100.0%	FFL	57 V	0
SFL	2ND FLOOR	8,530	35.700	304,561	Area	100.0%	SFL	70 A	0
CNP	CANOPY	1,432	27.060	38,747	SFL	100.0%	CNP		0
LDK	LOADING DK	16	35.930	575					

MOBILE HOME

Make:	Model:	Year:	Color:
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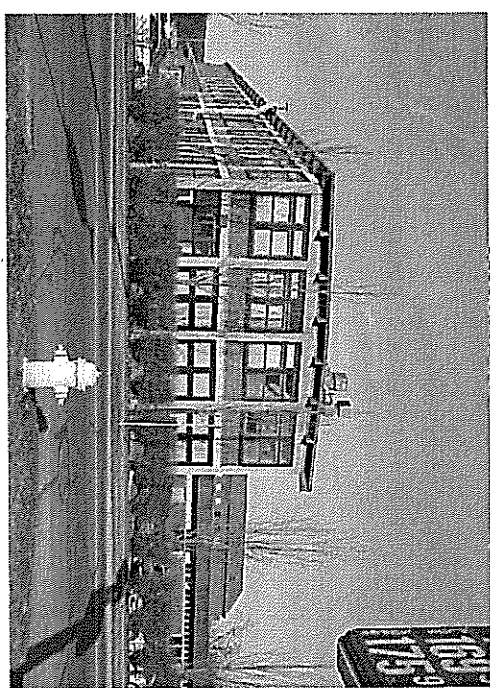
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juns	Value
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PARCEL ID 95 1 UTB

Serial #	Year	Color
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IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: