

# PROPERTY ASSESSMENT AND RE-USE PLANNING PROJECT

Town of Ware, Massachusetts

Appendix



Prepared For:

Ware Board of Selectmen and Community Development Authority  
Pioneer Valley Planning Commission

Prepared By:

Community Opportunities Group, Inc. – Boston, Massachusetts  
Jeffrey Donohoe Associates, LLC – Hopkinton, New Hampshire

The following pages show the information collected by the consultants during the spring and summer of 2014 for each of the properties identified in the study (please refer to the report), along with the Ware Assessor's property cards as of June 2014. Please note that some of these properties have undergone renovation work or have been demolished since the time this information was collected.

# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 6 ASPEN CT  
 Owner Name: BRUCE DOUGLAS  
 Owner Address: PO BOX 26018  
 COLORADO SPRINGS, CO 80936

Assessors Map #: 60-0-103  
 # Units in Structure: 2  
 Year Built: 1900  
 Lot Size: 0.09  
 Zoning: DTR  
 Taxes Due: \$ 392.16

Building Value: \$67,500  
 Land Value: \$17,800  
 Other Value: \$4,400  
 Total Value: \$89,700

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



### Property Inspection (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Aspen Court is a quiet dead end off of Aspen street. This house is in very poor condition and is likely a tear down based on the exterior condition and the caution tape seen through the side window that is blocking off a room. House was recently sold via online auction. Rehabilitation needs include: doors, front steps, rotted trim, chimney, retaining wall, roof, garage removal, bulkhead, siding repairs, and electrical service.

#### Estimated Rehabilitation Cost:

**\$64,600**


#### Recommendations:

Investor owned, vacant. Teardown if Town takes property and convert land to open space. Recently sold at auction to out-of-state investor. Town should contact owner to determine their intentions for property.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 6 ASPEN CT <b>Map-Lot:</b> 60-0-103 <b>Patriot Account #:</b> 3077 <b>Owner:</b> BRUCE DOUGLAS <b>Co-Owner:</b> <b>Mailing Address:</b> PO BOX 26018  COLORADO SPRINGS, CO 80936
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1900 <b>Grade:</b> D+ <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.0932 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 35 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3962 sqft <b>Finished Area:</b> 1916 sqft <b>Basement Area:</b> 958 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 6/28/2013 <b>Sale Price:</b> \$ 3000 <b>Nal Description:</b> FORCLOSURE <b>Grantor (Seller):</b> DEUTSCHE BANK NATIONAL TR <b>Book/Page:</b> CO,T 11369-77
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 14 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 4400 <b>Assessed Land Value:</b> \$ 17800 <b>Assessed Bldg Value:</b> \$67500 <b>Total Assessed Value:</b> \$89700



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Property Information - Ware, MA

Page 1 of 2



# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 12 ASPEN ST  
 Owner Name: TALLAGE ADAMS LLC / C/O COWIN BILL  
 Owner Address: 165 TREMONT ST SUITE 305  
 BOSTON, MA 02111

Assessors Map #: 60-0-74  
 # Units in Structure: 4  
 Year Built: 1900  
 Lot Size: 0.10  
 Zoning: DTR  
 Taxes Due: \$1,321.27

Building Value: \$138,000  
 Land Value: \$17,900  
 Other Value: \$-  
 Total Value: \$155,900

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Rehabilitation of this property appears to have been abandoned. The exterior is partially done but a rear window is missing, allowing access to squatters. The lot has very limited parking. Rehabilitation needs include: front steps, 2nd floor porch, roof repair, 2 chimneys, gutters, screens, windows, siding repair, and repoint brick foundation.

**\$18,950**


### Recommendations:

Consider packaging with other vacant Aspen properties to turn over to a non-profit (HAP, etc.).

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 12 ASPEN ST <b>Map-Lot:</b> 60-0-74 <b>Patriot Account #:</b> 3275 <b>Owner:</b> TALLAGE ADAMS LLC <b>Co-Owner:</b> C/O COWIN BILL <b>Mailing Address:</b> 165 TREMONT ST SUITE 305  BOSTON, MA 02111
Building Exterior Details	General Information
<b>Building Type:</b> APRTMT 4-8 <b>Year Built:</b> 1900 <b>Grade:</b> D <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Good <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> MANSARD <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.10331 <b>Land Use Code:</b> 111 <b>Neighborhood Code:</b> 55 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 6642 sqft <b>Finished Area:</b> 3156 sqft <b>Basement Area:</b> 1578 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 12/9/2013 <b>Sale Price:</b> \$ 0 <b>Nal Description:</b> PRIVATE SALE <b>Grantor (Seller):</b> CONSTRUCTION & REHAB <b>Book/Page:</b> ,SERVICES 11539-350
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 16 <b>No. Bedrooms:</b> 8 <b>No. Full Baths:</b> 4 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 4 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> HARDWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 17900 <b>Assessed Bldg Value:</b> \$138000 <b>Total Assessed Value:</b> \$155900



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Property Information - Ware, MA

Page 1 of 2

# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 18 20 ASPEN ST  
 Owner Name: MC MENIMEN BRIAN P / C/O FHR REALTY TR-R GAUTHIER  
 Owner Address: 12 SENECA DR  
 HUDSON, MA 01095

Assessors Map #: 60-0-76  
 # Units in Structure: 2  
 Year Built: 1900  
 Lot Size: 0.10  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$73,000  
 Land Value: \$17,900  
 Other Value: \$-  
 Total Value: \$90,900



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Structure is in poor condition and is located behind another house. Structure has not been boarded up. Utility connections with #22 Aspen Street are unknown. Could make a nice green space if #22 Aspen Street is also demolished.

**\$20,000**

### Recommendations:

Teardown; demo estimate listed as rehab cost.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 18 ASPEN ST <b>Map-Lot:</b> 60-0-76 <b>Patriot Account #:</b> 3277 <b>Owner:</b> MC MENIMEN BRIAN P <b>Co-Owner:</b> C/O FHR REALTY TR-R <b>Mailing Address:</b> GAUTHIER 12 SENECA DR  HUDSON, MA 01749
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1900 <b>Grade:</b> D <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Avg-Good <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.10044 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2545 sqft <b>Finished Area:</b> 1476.3 sqft <b>Basement Area:</b> 777 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 10/13/2006 <b>Sale Price:</b> \$ 100 <b>Nal Description:</b> CONVENIENCE <b>Grantor (Seller):</b> O'DONNELL DAVID TRUSTEE OF <b>Book/Page:</b> , 8911-91
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 9 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 17900 <b>Assessed Bldg Value:</b> \$73000 <b>Total Assessed Value:</b> \$90900



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Property Information - Ware, MA

Page 1 of 2



# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 19 21 ASPEN ST  
 Owner Name: CONSTRUCTION & REHAB SERVICES INC /  
 Owner Address: 29 JEANETTE DRIVE  
 CHICOPEE, MA 01013

Assessors Map #: 60-0-106  
 # Units in Structure: 4  
 Year Built: 1900  
 Lot Size: 0.13  
 Zoning: DTR  
 Taxes Due: \$1,372.88

Building Value: \$144,100  
 Land Value: \$18,000  
 Other Value: \$-  
 Total Value: \$162,100

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Rehabilitation of the structure appears to have been abandoned. The interior is gutted and there is no electric service on house. Rehabilitation needs include: landscaping, roof, siding repair, doors, landings/railings, repoint foundation, window replacement, electric service, and chimney repair.

### Estimated Rehabilitation Cost:

**\$45,450**

### Recommendations:

Town may want to acquire the property for redevelopment potential. Building needs to be secured if vacant.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 19 ASPEN ST  <b>Map-Lot:</b> 60-0-106  <b>Patriot Account #:</b> 3080  <b>Owner:</b> CONSTRUCTION &amp; REHAB  <b>Co-Owner:</b> SERVICES  <b>Mailing Address:</b>            29 JEANETTE DRIVE            CHICOPEE, MA 01013         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> APRTMT 4-8  <b>Year Built:</b> 1900  <b>Grade:</b> C-  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.13267  <b>Land Use Code:</b> 111  <b>Neighborhood Code:</b> 57  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 6729 sqft  <b>Finished Area:</b> 4064.1 sqft  <b>Basement Area:</b> 1722 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 2/12/2009  <b>Sale Price:</b> \$ 184686  <b>Nal Description:</b> PRIVATE SALE  <b>Grantor (Seller):</b> BURRENSTONE LLC,  <b>Book/Page:</b> 9703-41         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 16  <b>No. Bedrooms:</b> 8  <b>No. Full Baths:</b> 4  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 4  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> FORCED H/W  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 18000  <b>Assessed Bldg Value:</b> \$144100  <b>Total Assessed Value:</b> \$162100         </p>



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 23 ASPEN ST  
 Owner Name: POLONIA RE HOLDINGS LLC  
 Owner Address: 12 SILVERHURST AVE  
 WILMINGTON, MA 01887

Assessors Map #: 60-0-101  
 # Units in Structure: 2  
 Year Built: 1890  
 Lot Size: 0.08  
 Zoning: DTR  
 Taxes Due: \$7,090.54



Building Value: \$54,800  
 Land Value: \$17,800  
 Other Value: \$-  
 Total Value: \$72,600



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### **Condition Notes:**

The structure's door is kicked in. Squatters appear to be living inside. Rehabilitation needs include: coil stock, roof, chimney, bulkhead, porch, landscaping.

#### **Estimated Rehabilitation Cost:**

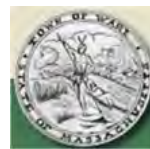
**\$18,800**


#### **Recommendations:**

Taxes unpaid. Town and/or owner need to secure site. Property worth rehabilitating, though investor-owner properties difficult to service through CDBG. Blight/vacant property ordinance would help address similar issues in Town.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 23 ASPEN ST <b>Map-Lot:</b> 60-0-101 <b>Patriot Account #:</b> 3075 <b>Owner:</b> POLONIA RE HOLDINGS LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 12 SILVERHURST AVE  WILMINGTON, MA 01887
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1890 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.08471 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 26 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2608 sqft <b>Finished Area:</b> 1680 sqft <b>Basement Area:</b> 840 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 4/16/2010 <b>Sale Price:</b> \$ 62500 <b>Nal Description:</b> <b>Grantor (Seller):</b> MITASZKA BOGDAN J & MARIA, <b>Book/Page:</b> 10150-51
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 17800 <b>Assessed Bldg Value:</b> \$54800 <b>Total Assessed Value:</b> \$72600



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Property Information - Ware, MA

Page 1 of 2



# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 31 ASPEN ST  
 Owner Name: LEMOINE CLAIRE L  
 Owner Address: 31 ASPEN ST  
 WARE, MA 01082

Assessors Map #: 60-0-93  
 # Units in Structure: 2  
 Year Built: 1890  
 Lot Size: 0.18  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$111,400  
 Land Value: \$18,200  
 Other Value: \$ 200  
 Total Value: \$129,800



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☒ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Overall, the structure is in good condition, including a new roof. The property is occupied. Front and rear egress/decks may require work and a closer look. Tenants must drive through neighbor's yard from a side street to park in the rear of the building. It is unclear if they have a right-of-way. Rehabilitation needs include: siding repair, 2 chimneys, porch maintenance, and concrete steps.

### Estimated Rehabilitation Cost:

**\$12,500**


### Recommendations:

Housing rehabilitation program. Investigate Right-of-Way status before public investment.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 31 ASPEN ST <b>Map-Lot:</b> 60-0-93 <b>Patriot Account #:</b> 3296 <b>Owner:</b> LEMOINE CLAIRE L <b>Co-Owner:</b> <b>Mailing Address:</b> 31 ASPEN ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1890 <b>Grade:</b> C- <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Average <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> HIP <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.17792 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 54 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 5438 sqft <b>Finished Area:</b> 2976 sqft <b>Basement Area:</b> 1488 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 11/20/2013 <b>Sale Price:</b> \$ 28615 <b>Nal Description:</b> PART INTERES <b>Grantor (Seller):</b> TALLAGE ADAMS LLC, <b>Book/Page:</b> 11526-253
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 16 <b>No. Bedrooms:</b> 8 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 2 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 200 <b>Assessed Land Value:</b> \$ 18200 <b>Assessed Bldg Value:</b> \$111400 <b>Total Assessed Value:</b> \$129800



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# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 14 16 VIGEANT ST  
 Owner Name: FERREIRA MIGUEL  
 Owner Address: PO BOX 926  
 HOLYOKE, MA 01041

Assessors Map #: 61-0-26  
 # Units in Structure: 4  
 Year Built: 1880  
 Lot Size: 0.16  
 Zoning: DTR  
 Taxes Due: \$1,991.65

Building Value: \$137,400  
 Land Value: \$18,100  
 Other Value: \$ 800  
 Total Value: \$156,300

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

This property appears to have in a major rehabilitation project underway. The headers over the windows are exposed. One unit looks original. Neighbors say 3 of the 4 units are currently occupied. Rehabilitation needs include: siding repair, chimneys, and windows.

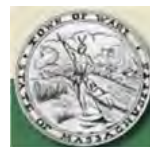
**\$18,000**

### Recommendations:

No action recommended. Likely already being rehabbed.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 14 VIGEANT ST <b>Map-Lot:</b> 61-0-26 <b>Patriot Account #:</b> 3485 <b>Owner:</b> FERREIRA MIGUEL <b>Co-Owner:</b> <b>Mailing Address:</b> P O BOX 926 <p style="text-align: right;">HOLYOKE, MA 01041</p>
Building Exterior Details	General Information
<b>Building Type:</b> APRTMT 4-8 <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Average <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ALUMINUM <b>Pool:</b> False	<b>Total Acres:</b> 0.1584 <b>Land Use Code:</b> 111 <b>Neighborhood Code:</b> 44 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 5274 sqft <b>Finished Area:</b> 2896 sqft <b>Basement Area:</b> 1120 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 1/27/2010 <b>Sale Price:</b> \$ 44000 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> NGUYEN SA, <b>Book/Page:</b> 10085-195
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 16 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 4 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> OLD <b>No. Kitchens:</b> 4 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 800 <b>Assessed Land Value:</b> \$ 18100 <b>Assessed Bldg Value:</b> \$137400 <b>Total Assessed Value:</b> \$156300



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 21 23 VIGEANT ST  
 Owner Name: SOUSA STEVEN W / SOUSA LUDMILLA  
 Owner Address: 23 VIGEANT ST  
 WARE, MA 01082

Assessors Map #: 61-0-25  
 # Units in Structure: 2  
 Year Built: 1880  
 Lot Size: 0.12  
 Zoning: DTR  
 Taxes Due: \$1,207.85



Building Value: \$88,800  
 Land Value: \$17,900  
 Other Value: \$2,700  
 Total Value: \$109,400



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Overall structure is in poor condition. The exterior appears to need extensive rehabilitation. There is some indication of newer gas space heaters and newer electric service. Rehabilitation needs include: siding, roof, chimney, window, 1st floor entry, exterior rot, and porch rails.

### Estimated Rehabilitation Cost:

**\$29,950**

### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 21 VIGEANT ST <b>Map-Lot:</b> 61-0-25 <b>Patriot Account #:</b> 3474 <b>Owner:</b> SOUSA STEVEN W <b>Co-Owner:</b> SOUSA LUDMILLA <b>Mailing Address:</b> 23 VIGEANT ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> CLAPBOARD <b>Pool:</b> False	<b>Total Acres:</b> 0.1188 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 39 <b>Owner Occupied:</b> <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4648 sqft <b>Finished Area:</b> 2739.25 sqft <b>Basement Area:</b> 1125 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 5/14/2013 <b>Sale Price:</b> \$ 27750 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> KAJA HOLDINGS LLC, <b>Book/Page:</b> 11312-143
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 12 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 2700 <b>Assessed Land Value:</b> \$ 17900 <b>Assessed Bldg Value:</b> \$88800 <b>Total Assessed Value:</b> \$109400



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Page 1 of 2

Property Information - Ware, MA

# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 33 VIGEANT ST  
 Owner Name: H D L CONSTRUCTION CO LLC  
 Owner Address: 65 EAST ST  
 LUDLOW, MA 01056

Assessors Map #: 61-0-23  
 # Units in Structure: 1  
 Year Built: 1880  
 Lot Size: 0.05  
 Zoning: DTR  
 Taxes Due: \$2,368.19



Building Value: \$62,000  
 Land Value: \$16,300  
 Other Value: \$5,200  
 Total Value: \$83,500



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Structure is uninhabitable; roof collapsed from fallen tree several years ago. The building should be condemned and torn down.

### Estimated Rehabilitation Cost:

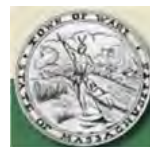
**\$20,000**


### Recommendations:

Teardown; owner lives across street. Property was purchased at auction from Town in 2011 with intention of demolishing site to use as parking for the owner's multi-family structure across the street. Taxes unpaid. Demo estimate listed as rehab cost.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 33 VIGEANT ST <b>Map-Lot:</b> 61-0-23 <b>Patriot Account #:</b> 3452 <b>Owner:</b> H D L CONSTRUCTION CO LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 65 EAST ST  LUDLOW, MA 01056
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ASPHALT <b>Pool:</b> False	<b>Total Acres:</b> 0.05142 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 25 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2508 sqft <b>Finished Area:</b> 1600 sqft <b>Basement Area:</b> 800 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 12/13/2011 <b>Sale Price:</b> \$ 3000 <b>Nal Description:</b> INVOLVED GOV <b>Grantor (Seller):</b> WARE TOWN OF, <b>Book/Page:</b> 10747-223
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 10 <b>No. Bedrooms:</b> 5 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> OLD <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 5200 <b>Assessed Land Value:</b> \$ 16300 <b>Assessed Bldg Value:</b> \$62000 <b>Total Assessed Value:</b> <b>\$83500</b>



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 11 13 DALE ST  
 Owner Name: MYRA JEFFREY E / NASTASI VINCENT J  
 Owner Address: PO BOX 247  
 HARDWICK, MA 01037

Assessors Map #: 61-0-41  
 # Units in Structure: 3  
 Year Built: 1900  
 Lot Size: 0.15  
 Zoning: DTR  
 Taxes Due: \$ 453.57

Building Value: \$86,700  
 Land Value: \$18,100  
 Other Value: \$ 400  
 Total Value: \$105,200

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Occupied 3-family with 3 meters (no owner's meter). Outside sided with asphalt siding that may contain asbestos. Mix of new/old doors and windows. Tenant says inside is fair. Structure appears in fair condition, though old and outdated. Rehabilitation needs include: roof, gutters, chimney, siding, deck repair, and front steps.

#### Estimated Rehabilitation Cost:

**\$29,560**


#### Recommendations:

Housing rehabilitation program; investor-owner properties difficult to service through CDBG.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 11 DALE ST <b>Map-Lot:</b> 61-0-41 <b>Patriot Account #:</b> 3572 <b>Owner:</b> MYRA JEFFREY E <b>Co-Owner:</b> NASTASI VINCENT J <b>Mailing Address:</b> PO BOX 247  HARDWICK, MA 01037
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 3FAM <b>Year Built:</b> 1900 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ASPHALT <b>Pool:</b> False	<b>Total Acres:</b> 0.14807 <b>Land Use Code:</b> 105 <b>Neighborhood Code:</b> 44 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 5271 sqft <b>Finished Area:</b> 2498 sqft <b>Basement Area:</b> 1238 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 4/29/2005 <b>Sale Price:</b> \$ 141750 <b>Nal Description:</b> SUBSEQUENT S <b>Grantor (Seller):</b> RONALDSON LEIF & LISA, <b>Book/Page:</b> 8241-23
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 14 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 3 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 3 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 400 <b>Assessed Land Value:</b> \$ 18100 <b>Assessed Bldg Value:</b> \$86700 <b>Total Assessed Value:</b> \$105200



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 20 22 DALE ST

Owner Name: SWETT ERIC M

Owner Address: 63 HIGHLAND ST  
WARE, MA 01082

Assessors Map #: 61-0-45

# Units in Structure: 2

Year Built: 1900

Lot Size: 0.10

Zoning: DTR

Taxes Due: \$ 376.92



Building Value: \$66,600

Land Value: \$17,900

Other Value: \$1,700

Total Value: \$86,200



- ☒ Physical Deterioration of Property
- ☐ Vacant Unit/Abandoned Property
- ☐ Historical
- ☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

House overall looks to be in cosmetically poor condition but it has a new roof, newer electric service, and appears structurally sound. All of the porches/egress need work. Beam holding second floor porch is sagging and appears undersized. Rear egress steps look too steep. Right side 1st floor entry roof is sagging. Neighbor reports both units are occupied. Rehabilitation needs include: paint, foundation/chimney repointing, doors, storms, front steps, front deck structure, rear egress steps, side roof repair, gutters, and siding/rot repair.

### Estimated Rehabilitation Cost:

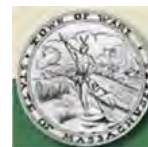
**\$34,160**

### Recommendations:

Housing rehabilitation program; investor-owner properties difficult to service through CDBG.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 20 DALE ST  <b>Map-Lot:</b> 61-0-45  <b>Patriot Account #:</b> 3576  <b>Owner:</b> SWETT ERIC M  <b>Co-Owner:</b>  <b>Mailing Address:</b> 63 HIGHLAND ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 2FAM  <b>Year Built:</b> 1900  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.10331  <b>Land Use Code:</b> 104  <b>Neighborhood Code:</b> 39  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 4683 sqft  <b>Finished Area:</b> 2239 sqft  <b>Basement Area:</b> 1186 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 4/18/2003  <b>Sale Price:</b> \$ 100  <b>Nal Description:</b>  <b>Grantor (Seller):</b> SWETT MARK J,  <b>Book/Page:</b> 7152-194 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 8  <b>No. Bedrooms:</b> 4  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> AVER  <b>No. Kitchens:</b> 2  <b>Kitchen Rating:</b> AVER  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 1700  <b>Assessed Land Value:</b> \$ 17900  <b>Assessed Bldg Value:</b> \$66600  <b>Total Assessed Value:</b> \$86200 </p>



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# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 51 PLEASANT ST  
 Owner Name: SAGENDORPH PAUL R II /  
 Owner Address: 43 FISKDALE RD  
 BROOKFIELD, MA 01506

Assessors Map #: 61-0-291  
 # Units in Structure: 4  
 Year Built: 1825  
 Lot Size: 0.15  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$106,200  
 Land Value: \$18,100  
 Other Value: \$4,800  
 Total Value: \$129,100

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Occupied multi-unit that appears to be in overall fair condition. Rehabilitation needs include: roof, porches, windows, weather head, siding repair, basement window, garage paint and roof, and gutters.

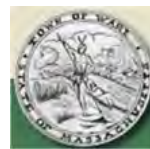
**\$26,530**


### Recommendations:

Housing rehabilitation program; investor-owner properties difficult to service through CDBG.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 51 PLEASANT ST <b>Map-Lot:</b> 61-0-291 <b>Patriot Account #:</b> 3519 <b>Owner:</b> SAGENDORPH PAUL R II <b>Co-Owner:</b> <b>Mailing Address:</b> 43 FISKDALE RD  BROOKFIELD, MA 01506
Building Exterior Details	General Information
<b>Building Type:</b> APRTMT 4-8 <b>Year Built:</b> 1825 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.15152 <b>Land Use Code:</b> 111 <b>Neighborhood Code:</b> 42 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> ALL <b>Utility Code 2:</b> <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 5033 sqft <b>Finished Area:</b> 2944 sqft <b>Basement Area:</b> 576 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 6/30/2008 <b>Sale Price:</b> \$ 92500 <b>Nal Description:</b> CONVENIENCE <b>Grantor (Seller):</b> ST ONGE GEORGE &,ST ONGE <b>Book/Page:</b> ARMA 9528-242
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 13 <b>No. Bedrooms:</b> 5 <b>No. Full Baths:</b> 4 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> FAIR <b>No. Kitchens:</b> 4 <b>Kitchen Rating:</b> FAIR <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> UNIT HTRS <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 4800 <b>Assessed Land Value:</b> \$ 18100 <b>Assessed Bldg Value:</b> \$106200 <b>Total Assessed Value:</b> \$129100



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 66 PLEASANT ST  
 Owner Name: KING MICHAEL & DIANE /  
 Owner Address: PO BOX 292  
 DOUGLAS, MA 01516

Assessors Map #: 60-0-127  
 # Units in Structure: 3  
 Year Built: 1870  
 Lot Size: 0.09  
 Zoning: DTC  
 Taxes Due: \$-

Building Value: \$39,700  
 Land Value: \$17,800  
 Other Value: \$-  
 Total Value: \$57,500

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Multi-family structure close to downtown with limited parking that is likely vacant. It looks like two houses were joined together. Overall in Fair condition and worthy of repair. Rehabilitation needs include: roof, electric service, two chimneys, siding, and 2nd floor deck.

#### Estimated Rehabilitation Cost:

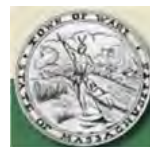
**\$44,600**

#### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 66 PLEASANT ST <b>Map-Lot:</b> 60-0-127 <b>Patriot Account #:</b> 3102 <b>Owner:</b> KING MICHAEL & DIANE <b>Co-Owner:</b> <b>Mailing Address:</b> PO BOX 292  DOUGLAS, MA 01516
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 3FAM <b>Year Built:</b> 1870 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Poor <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.09011 <b>Land Use Code:</b> 105 <b>Neighborhood Code:</b> 41 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> WATE <b>Utility Code 2:</b> SEWE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4584 sqft <b>Finished Area:</b> 2530.5 sqft <b>Basement Area:</b> 1262 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 5/21/2003 <b>Sale Price:</b> \$ 110000 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> KNOLL MARC, <b>Book/Page:</b> 7208-41
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 15 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 3 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 3 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 17800 <b>Assessed Bldg Value:</b> \$39700 <b>Total Assessed Value:</b> \$57500



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Page 1 of 2

Property Information - Ware, MA



## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 73 PLEASANT ST  
 Owner Name: DANIELS DOREEN V & ARLENE L  
 Owner Address: 73 PLEASANT ST  
 WARE, MA 01082

Assessors Map #: 61-0-15  
 # Units in Structure: 1  
 Year Built: 1900  
 Lot Size: 0.09  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$104,200  
 Land Value: \$22,300  
 Other Value: \$-  
 Total Value: \$126,500



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Occupied structure in overall fair to good condition. Trees on left side of house should come down. Estimate includes siding repair but it could be replaced with vinyl at additional cost. Property has a shared driveway with limited parking. Parking appears only to be in a carport. Rehabilitation needs include: roof, windows, side deck, siding repair and paint, rotted trim, and tree removal.

#### Estimated Rehabilitation Cost:

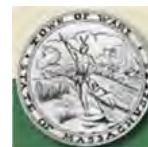
**\$45,950**

#### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 73 PLEASANT ST  <b>Map-Lot:</b> 61-0-15  <b>Patriot Account #:</b> 3363  <b>Owner:</b> DANIELS DOREEN V &amp; ARLENE L  <b>Co-Owner:</b>  <b>Mailing Address:</b>            73 PLEASANT ST            WARE, MA 01082         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1900  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.08871  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 32  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b>  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 3884 sqft  <b>Finished Area:</b> 1777.2 sqft  <b>Basement Area:</b> 720 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 1/31/2008  <b>Sale Price:</b> \$ 100  <b>Nal Description:</b>  <b>Grantor (Seller):</b> BULLARD BARBARA J,  <b>Book/Page:</b> 9383-338         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 7  <b>No. Bedrooms:</b> 3  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> HARDWOOD  <b>Heat Type:</b> FORCED H/W  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 22300  <b>Assessed Bldg Value:</b> \$104200  <b>Total Assessed Value:</b> \$126500         </p>



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

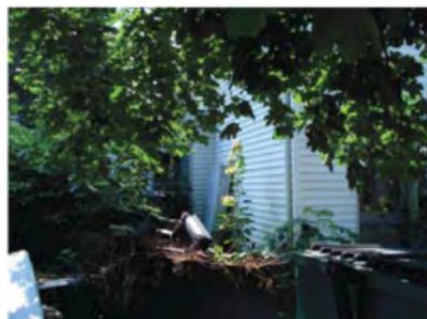
### Property Data

Address: 89 PLEASANT ST  
 Owner Name: HELPER LEONARD A  
 Owner Address: P O BOX 554  
 WARE, MA 01082

Assessors Map #: 60-0-119  
 # Units in Structure: 4  
 Year Built: 1890  
 Lot Size: 0.13  
 Zoning: DTR  
 Taxes Due: \$ 476.01

Building Value: \$88,300  
 Land Value: \$22,500  
 Other Value: \$-  
 Total Value: \$110,800

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### **Condition Notes:**

The property is located on the corner of Pleasant and Aspen Street, behind other houses. The structure is in overall poor condition. Windows are smashed out, lots of trash, bulkhead pried open. Exterior rehabilitation needs include: roof, chimneys, bulkhead, windows, doors, and storms. Interior would likely necessitate a gut rehab. The expected total cost for the complete reahbilitation of the site could be \$60,000 -\$80,000.

#### **Estimated Rehabilitation Cost:**

**\$19,800**

#### **Recommendations:**

Demo to ease congestion in area, then sell property to adjacent owners for parking. Current owner thus far has refused to sell. It does not appear to be economically viable to rehabilitate the structure.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 89 PLEASANT ST  <b>Map-Lot:</b> 60-0-119  <b>Patriot Account #:</b> 3094  <b>Owner:</b> HELPER LEONARD A  <b>Co-Owner:</b>  <b>Mailing Address:</b> P O BOX 554    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1890  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 2  <b>Building Condition:</b> Poor  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.13384  <b>Land Use Code:</b> 109  <b>Neighborhood Code:</b> 20  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> WATE  <b>Utility Code 2:</b> SEWE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 6481 sqft  <b>Finished Area:</b> 3928 sqft  <b>Basement Area:</b> 684 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 1/1/1954  <b>Sale Price:</b> \$ 1  <b>Nal Description:</b>  <b>Grantor (Seller):</b> UNKNOWN  <b>Book/Page:</b> 1176-372 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 7  <b>No. Bedrooms:</b> 3  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> FAIR  <b>No. Kitchens:</b> 2  <b>Kitchen Rating:</b> FAIR  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> HARDWOOD  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 22500  <b>Assessed Bldg Value:</b> \$88300  <b>Total Assessed Value:</b> \$110800 </p>



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 97 PLEASANT ST  
 Owner Name: FEDERAL NATIONAL MORTGAGE ASSO  
 Owner Address: 3900 WISCONSIN AVE NW  
 WASHINGTON, DC 20016

Assessors Map #: 60-0-117

# Units in Structure: 2

Year Built: 1900

Lot Size: 0.05

Zoning: DTR

Taxes Due: \$-

Building Value: \$103,900

Land Value: \$11,900

Other Value: \$-

Total Value: \$115,800



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

The site has two buildings joined together on the façade which detracts from the property's appearance. Part of the exterior could be removed to enhance curb appeal. Rehabilitation need are minimal if done without altering the exterior and include: siding repair, gutters, and bulkhead.

### Estimated Rehabilitation Cost:

**\$8,000**

### Recommendations:

Bank owned; town may want to purchase and demo structure on lot 117. The cleared property could be sold to the owner of lot 118 who needs parking.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 97 PLEASANT ST  <b>Map-Lot:</b> 60-0-117  <b>Patriot Account #:</b> 3092  <b>Owner:</b> FEDERAL NATIONAL  <b>Co-Owner:</b> MORTGAGE ASSO  <b>Mailing Address:</b>            3900 WISCONSIN AVE NW            WASHINGTON, DC 20016         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 2FAM  <b>Year Built:</b> 1900  <b>Grade:</b> C-  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.04706  <b>Land Use Code:</b> 104  <b>Neighborhood Code:</b> 50  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> WATE  <b>Utility Code 2:</b> SEWE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 5098 sqft  <b>Finished Area:</b> 3396 sqft  <b>Basement Area:</b> 1694 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 5/5/2010  <b>Sale Price:</b> \$ 184161  <b>Nal Description:</b> CONVENIENCE  <b>Grantor (Seller):</b> BONSTRONG PROPERTIES LLC,  <b>Book/Page:</b> 10167-297         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 18  <b>No. Bedrooms:</b> 10  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 2  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> ELECTRC BB  <b>Heat Fuel:</b> ELECTRIC  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 11900  <b>Assessed Bldg Value:</b> \$103900  <b>Total Assessed Value:</b> \$115800         </p>



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Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 13 PARKER ST  
 Owner Name: PODKOWKA CHESTER W / FRANCES  
 Owner Address: 13 PARKER STREET  
 WARE, MA 01082

Assessors Map #: 60-0-135  
 # Units in Structure: 1  
 Year Built: 1880  
 Lot Size: 0.04  
 Zoning: DTC  
 Taxes Due: \$-

Building Value: \$39,200  
 Land Value: \$11,200  
 Other Value: \$-  
 Total Value: \$50,400



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Very small house in overall poor condition on a small lot with no parking. House is owner-occupied. Exterior rehabilitation needs include: roof, gutters, rotted trim, chimneys, windows, siding, doors, and storms.

#### Estimated Rehabilitation Cost:

**\$28,150**

#### Recommendations:

Town is in the process of acquiring property; likely to be demolished for parking lot access.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 13 PARKER ST  <b>Map-Lot:</b> 60-0-135  <b>Patriot Account #:</b> 3109  <b>Owner:</b> PODKOWKA CHESTER W  <b>Co-Owner:</b> FRANCES  <b>Mailing Address:</b> 13 PARKER STREET    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1880  <b>Grade:</b> D  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> ASPHALT  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.03535  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 19  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTC  <b>Utility Code 1:</b> WATE  <b>Utility Code 2:</b> SEWE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 1998 sqft  <b>Finished Area:</b> 1224 sqft  <b>Basement Area:</b> 714 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 2/5/1970  <b>Sale Price:</b> \$ 1  <b>Nal Description:</b>  <b>Grantor (Seller):</b> ROBITAILLE CLARA  <b>Book/Page:</b> 1566-749 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 5  <b>No. Bedrooms:</b> 3  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> POOR  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> POOR  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> LINO/VINYL  <b>Heat Type:</b> UNIT HTRS  <b>Heat Fuel:</b> GAS  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 11200  <b>Assessed Bldg Value:</b> \$39200  <b>Total Assessed Value:</b> \$50400 </p>



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 37 PARKER ST  
 Owner Name: KOSTREBA EDWARD P JR + / ANGELA  
 Owner Address: 45 FAIRVIEW ST  
 PALMER, MA 01069

Assessors Map #: 60-0-128  
 # Units in Structure: 1  
 Year Built: 1900  
 Lot Size: 0.09  
 Zoning: DTC  
 Taxes Due: \$ 626.86

Building Value: \$43,500  
 Land Value: \$22,300  
 Other Value: \$2,100  
 Total Value: \$67,900

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Vacant single family on decent sized lot close to downtown with driveway and garage. Parking for 2 cars in current driveway. It looks like rehabilitation of the structure was abandoned; Marvin jamb pack windows left on front porch and windows boarded up on the house. Rehabilitation needs include: roof, chimney, gutters, siding, electric service, rot repair, and garage repair.

#### Estimated Rehabilitation Cost:

**\$49,100**


#### Recommendations:

Rehabilitate the structure (currently vacant). Sell to contractor for flip or owner-occupant 203k loan.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 37 PARKER ST <b>Map-Lot:</b> 60-0-128 <b>Patriot Account #:</b> 3103 <b>Owner:</b> KOSTREBA EDWARD P JR + <b>Co-Owner:</b> ANGELA <b>Mailing Address:</b> 45 FAIRVIEW ST  PALMER, MA 01069
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1900 <b>Grade:</b> C- <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Poor <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> CLAPBOARD <b>Pool:</b> False	<b>Total Acres:</b> 0.09421 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 24 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> WATE <b>Utility Code 2:</b> SEWE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3064 sqft <b>Finished Area:</b> 1432 sqft <b>Basement Area:</b> 716 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 1/22/1988 <b>Sale Price:</b> \$ 69200 <b>Nal Description:</b> <b>Grantor (Seller):</b> BLAZEJ LAURIE J <b>Book/Page:</b> 3122-350
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 2100 <b>Assessed Land Value:</b> \$ 22300 <b>Assessed Bldg Value:</b> \$43500 <b>Total Assessed Value:</b> \$67900



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 16 BELLEVUE AV  
 Owner Name: PIANKA JAROSLAW  
 Owner Address: 5 DODGE COURT  
 CHARLETON, MA 01507

Assessors Map #: 61-0-56  
 # Units in Structure: 1  
 Year Built: 1920  
 Lot Size: 0.19  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$100,000  
 Land Value: \$22,800  
 Other Value: \$7,500  
 Total Value: \$130,300

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☒ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

The next door neighbor reports previous occupant was hoarder with goats living inside - smell was terrible. Property is in a nice neighborhood and has a large lot, so likely worth rehabilitating. Further investigation necessary on the interior. Contamination in basement cleared. Rehabilitation needs include: fascia, gutters, electric service, garage, and front steps/retaining wall.

### Estimated Rehabilitation Cost:

**\$12,400**

### Recommendations:

Contamination cleared from site. Property listed for sale. Good candidate for 203k program or rehab flip to an owner-occupant.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 16 BELLEVUE AV <b>Map-Lot:</b> 61-0-56 <b>Patriot Account #:</b> 3587 <b>Owner:</b> PIANKA JAROSLAW <b>Co-Owner:</b> <b>Mailing Address:</b> 5 DODGE COURT  CHARLTON, MA 01507
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1920 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Good <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.18859 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2912 sqft <b>Finished Area:</b> 1583 sqft <b>Basement Area:</b> 884 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 4/28/2014 <b>Sale Price:</b> \$ 37000 <b>Nal Description:</b> FORCLOSURE <b>Grantor (Seller):</b> FEDERAL NATIONAL <b>Book/Page:</b> MORTGAGE, 11628-172
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> HARDWOOD <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 7500 <b>Assessed Land Value:</b> \$ 22800 <b>Assessed Bldg Value:</b> \$100000 <b>Total Assessed Value:</b> \$130300



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 12 SHERWIN ST  
 Owner Name: TOWLSON WILLIAM O  
 Owner Address: 12 SHERWIN ST  
 WARE, MA 01082

Assessors Map #: 63-0-17  
 # Units in Structure: 1  
 Year Built: 1925  
 Lot Size: 0.14  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$63,000  
 Land Value: \$22,600  
 Other Value: \$-  
 Total Value: \$85,600



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Single-family in fair condition. Rehabilitation needs include: roof with plywood, gutters, front porch, windows, doors, storms, chimney, electric service, and garage repair.

### Estimated Rehabilitation Cost:

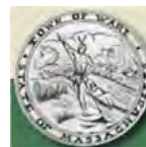
**\$30,000**

### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 12 SHERWIN ST  <b>Map-Lot:</b> 63-0-17  <b>Patriot Account #:</b> 3815  <b>Owner:</b> TOWLSON WILLIAM O  <b>Co-Owner:</b>  <b>Mailing Address:</b> 12 SHERWIN ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1925  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.14187  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 22  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 2484 sqft  <b>Finished Area:</b> 1319.5 sqft  <b>Basement Area:</b> 754 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 12/18/1990  <b>Sale Price:</b> \$ 1  <b>Nal Description:</b>  <b>Grantor (Seller):</b> TOWLSON WILLIAM O + DENISE  <b>Book/Page:</b> M  3661-58 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 6  <b>No. Bedrooms:</b> 3  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> OLD  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> OLD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> DRYWALL  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 22600  <b>Assessed Bldg Value:</b> \$63000  <b>Total Assessed Value:</b> \$85600 </p>



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 17 SHERWIN ST  
 Owner Name: ALLARD JEFFREY M / NORMAN-SIMPSON PATRICIA  
 Owner Address: 81 CHURCH ST  
 WARE, MA 01082

Assessors Map #: 63-0-199  
 # Units in Structure: 1  
 Year Built: 1910  
 Lot Size: 0.08  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$96,600  
 Land Value: \$22,200  
 Other Value: \$-  
 Total Value: \$118,800



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☒ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### **Condition Notes:**

### **Estimated Rehabilitation Cost:**

Single-family house in good condition on a corner lot. Nice neighborhood. Front porch smell like cat urine. The main problem for this property is the large retaining walls that support two sides of the house. These walls, as well as the garage roof structure, will need to be rebuilt. An Engineer will be required to design new retaining walls because of their height. If the wall are replaced improperly the house foundation may collapse. The price for the retaining walls could make rehabilitation cost-prohibitive. Siding appears to be asbestos. Rehabilitation needs include: roof, 1st floor flat roof and railing, chimney, windows, doors, storms, electric service, rotted trim, front porch, garage roof, and retaining walls.

**\$79,050**


### **Recommendations:**

Retaining wall is likely too expensive to fix; lot unbuildable without wall. Demo & sell to neighbor. Property recently sold. Town should contact new owners to determine their intentions and discuss potential demolition.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 17 SHERWIN ST <b>Map-Lot:</b> 63-0-199 <b>Patriot Account #:</b> 3847 <b>Owner:</b> ALLARD JEFFREY M <b>Co-Owner:</b> NORMAN-SIMPSON PATRICIA <b>Mailing Address:</b> 81 CHURCH ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1910 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Average <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> HIP <b>Exterior Wall Type:</b> ASBESTOS <b>Pool:</b> False	<b>Total Acres:</b> 0.07748 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 39 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> ALL <b>Utility Code 2:</b> <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3958 sqft <b>Finished Area:</b> 1320 sqft <b>Basement Area:</b> 748 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 11/25/2013 <b>Sale Price:</b> \$ 27000 <b>Nal Description:</b> FORCLOSURE <b>Grantor (Seller):</b> FANNIE MAE A/K/A <b>Book/Page:</b> FEDERAL,NATIO 11530-164
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 1 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> ELECTRC BB <b>Heat Fuel:</b> ELECTRIC <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 22200 <b>Assessed Bldg Value:</b> \$96600 <b>Total Assessed Value:</b> \$118800



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 27 NORTH ST  
 Owner Name: TALLAGE ADAMS LLC / C/O COWIN BILL  
 Owner Address: 165 TREMONT ST SUITE 305  
 BOSTON, MA 02111

Assessors Map #: 61-0-308  
 # Units in Structure: 2  
 Year Built: 1900  
 Lot Size: 0.06  
 Zoning: DTC  
 Taxes Due: \$ 814.82

Building Value: \$79,000  
 Land Value: \$15,700  
 Other Value: \$-  
 Total Value: \$94,700

- ☐ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### **Condition Notes:**

#### **Estimated Rehabilitation Cost:**

Both units of structure have been rehabilitated. New water service connected to structure to bypass old connection through neighbor's house.

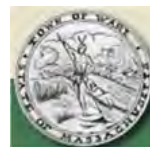
\$-

#### **Recommendations:**

No action recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 27 NORTH ST <b>Map-Lot:</b> 61-0-308 <b>Patriot Account #:</b> 3538 <b>Owner:</b> TALLAGE ADAMS LLC <b>Co-Owner:</b> C/O COWIN BILL <b>Mailing Address:</b> 165 TREMONT ST SUITE 305  BOSTON, MA 02111
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1900 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Average <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.06191 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 20 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> ALL <b>Utility Code 2:</b> <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2196 sqft <b>Finished Area:</b> 1158.25 sqft <b>Basement Area:</b> 559 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 9/9/2013 <b>Sale Price:</b> \$ 0 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> STONECREST INCOME <b>Book/Page:</b> AND,OPPORTUN 11455-205
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> HARDWOOD <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 15700 <b>Assessed Bldg Value:</b> \$79000 <b>Total Assessed Value:</b> \$94700



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 63 - 71 NORTH ST  
 Owner Name: US FINANCE GROUP LLC  
 Owner Address: 7 LAFAYETTE DR  
 SUDBURY, MA 01776

Assessors Map #: 61-0-266  
 # Units in Structure: 7  
 Year Built: 1974  
 Lot Size: 0.21  
 Zoning: DTR  
 Taxes Due: \$6,124.28

Building Value: \$64,900  
 Land Value: \$22,900  
 Other Value: \$-  
 Total Value: \$87,800

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### **Condition Notes:**

Three structures on this lot. The front property is unoccupied and appears to be in poor condition. Demolition could be considered depending on the interior and town's plan for redevelopment. The rear structure on the property is an occupied 4-family. Roof appears newer but very hard to see. The shingles on the edge were not trimmed. Tenant reports inside in fair condition, though claims it needs electrical, plumbing, heating, and an oil tank. Tenant is in wheelchair and has a ramp that is very steep and should be addressed. Complaint filed by tenants with Board of Health in 2014. Parking with existing 4 units is tight. Third structure should be torn down or converted to storage shed. Rehabilitation needs include: (front building) roof, windows, siding, chimney, rear entry; (rear building) siding, chimney, electric service, windows; (3rd structure) demo or convert to storage.

#### **Estimated Rehabilitation Cost:**

**\$70,400**

#### **Recommendations:**

Demo of structures or rehab, depending on Town's long term goals. Existing tenant needs handicapped modifications that complicate relocation.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 63 NORTH ST <b>Map-Lot:</b> 61-0-266 <b>Patriot Account #:</b> 3491 <b>Owner:</b> US FINANCE GROUP LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 7 LAFAYETTE DR  SUDBURY, MA 01776
Building Exterior Details	General Information
<b>Building Type:</b> CAMP,YRRND <b>Year Built:</b> 1974 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 3 <b>Building Condition:</b> Average <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> BOARD+BATT <b>Pool:</b> False	<b>Total Acres:</b> 0.20822 <b>Land Use Code:</b> 109 <b>Neighborhood Code:</b> 29 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 10420 sqft <b>Finished Area:</b> 4786 sqft <b>Basement Area:</b> 0 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 7/27/2010 <b>Sale Price:</b> \$ 33000 <b>Nal Description:</b> CONVENIENCE <b>Grantor (Seller):</b> WEISS ROBERT & ,FLAMAND <b>Book/Page:</b> EDWARD 10243-155
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 2 <b>No. Bedrooms:</b> 1 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> OLD <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLYWD PANL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> NOT DUCTED <b>Heat Fuel:</b> WOOD <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 22900 <b>Assessed Bldg Value:</b> \$64900 <b>Total Assessed Value:</b> <b>\$87800</b>



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 79 NORTH ST  
 Owner Name: AYERS JAMES E  
 Owner Address: 64 WALTON ST  
 FITCHBURG, MA 01420-4237

Assessors Map #: 61-0-252  
 # Units in Structure: 3  
 Year Built: 1890  
 Lot Size: 0.10  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$78,000  
 Land Value: \$17,900  
 Other Value: \$-  
 Total Value: \$95,900

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Overall structure is in poor condition. The electric weather head is hanging off the house and rear porches need further structural evaluation. Rehabilitation needs include: roof, gutters, rear porches, electric service, front deck and steps, and front door.

#### Estimated Rehabilitation Cost:

**\$41,100**


#### Recommendations:

Housing rehabilitation program; investor-owner properties difficult to service through CDBG.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 79 NORTH ST <b>Map-Lot:</b> 61-0-252 <b>Patriot Account #:</b> 3477 <b>Owner:</b> AYERS JAMES E <b>Co-Owner:</b> <b>Mailing Address:</b> 64 WALTON ST  FITCHBURG, MA 01420-4237
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 3FAM <b>Year Built:</b> 1890 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.09986 <b>Land Use Code:</b> 105 <b>Neighborhood Code:</b> 49 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 5607 sqft <b>Finished Area:</b> 3350 sqft <b>Basement Area:</b> 1288 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 6/11/2004 <b>Sale Price:</b> \$ 131500 <b>Nal Description:</b> FORCLOSURE <b>Grantor (Seller):</b> LBO REALTY TRUST, <b>Book/Page:</b> 7850-23
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 15 <b>No. Bedrooms:</b> 7 <b>No. Full Baths:</b> 3 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 3 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 17900 <b>Assessed Bldg Value:</b> \$78000 <b>Total Assessed Value:</b> \$95900



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 9 COTTAGE ST  
 Owner Name: POOTOOLAL DANIELLA  
 Owner Address: 31 SZYGIEL RD  
 WARE, MA 01082

Assessors Map #: 61-0-124  
 # Units in Structure: 2  
 Year Built: 1875  
 Lot Size: 0.22  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$37,200  
 Land Value: \$18,400  
 Other Value: \$-  
 Total Value: \$55,600

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Old, large Mansard in a nice neighborhood that is currently unoccupied. It will be very expensive to fix, far exceeding the value of the house. It could possibly be fixed for historic reasons (not a listed property however) but could be fixed for much less if historic standards are not followed. Further investigation of the structural sag in rear roof is necessary. House has extensive rot. Rehabilitation needs include: siding, windows, roof, chimney, overhangs, and rear roof sag.

#### Estimated Rehabilitation Cost:

**\$92,750**

#### Recommendations:


Requires further investigation. Likely too expensive for housing rehabilitation program. Currently set up as single unit. Consider demo or targeted disposition for historical or character preserving rehab if Town takes property.



# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 9 COTTAGE ST <b>Map-Lot:</b> 61-0-124 <b>Patriot Account #:</b> 3335 <b>Owner:</b> POOTOOLAL DANIELLA <b>Co-Owner:</b> <b>Mailing Address:</b> 31 SCZYGIEL RD  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1875 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Poor <b>Roof Cover:</b> SLATE <b>Roof Type:</b> MANSARD <b>Exterior Wall Type:</b> CLAPBOARD <b>Pool:</b> False	<b>Total Acres:</b> 0.21579 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 39 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3994 sqft <b>Finished Area:</b> 2450 sqft <b>Basement Area:</b> 1352 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 3/26/2013 <b>Sale Price:</b> \$ 20200 <b>Nal Description:</b> INVOLVED GOV <b>Grantor (Seller):</b> WARE TOWN OF, <b>Book/Page:</b> 11260-149
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 9 <b>No. Bedrooms:</b> 5 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> OLD <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 18400 <b>Assessed Bldg Value:</b> \$37200 <b>Total Assessed Value:</b> \$55600



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 36 CHURCH ST  
 Owner Name: ST CYR RACHAEL L  
 Owner Address: 39 CHURCH ST  
 WARE, MA 01082

Assessors Map #: 61-0-281  
 # Units in Structure: 4  
 Year Built: 1925  
 Lot Size: 0.18  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$195,000  
 Land Value: \$22,800  
 Other Value: \$12,600  
 Total Value: \$230,400

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☒ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Occupied multi-unit in overall fair condition. Front has vinyl siding, all others wood in fair/poor condition. Structure has mostly newer windows. Rehabilitation needs include: roof, siding, chimneys, entry ways, and gutters. Listed as historic property so cost estimate may increase with historic treatments.

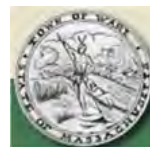
**\$35,800**

### Recommendations:

Housing rehabilitation program (multi-unit). Listed as historic property which will increase rehab costs.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 36 CHURCH ST  <b>Map-Lot:</b> 61-0-281  <b>Patriot Account #:</b> 3508  <b>Owner:</b> ST CYR RACHAEL L  <b>Co-Owner:</b>  <b>Mailing Address:</b> 39 CHURCH ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 3FAM  <b>Year Built:</b> 1925  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 2  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.18021  <b>Land Use Code:</b> 109  <b>Neighborhood Code:</b> 45  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 7108 sqft  <b>Finished Area:</b> 3712.5 sqft  <b>Basement Area:</b> 1408 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 6/8/2009  <b>Sale Price:</b> \$ 100  <b>Nal Description:</b>  <b>Grantor (Seller):</b> ST CYR JOSEPH A + RACHAEL L,  <b>Book/Page:</b> 9840-26 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 11  <b>No. Bedrooms:</b> 5  <b>No. Full Baths:</b> 3  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 3  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 12600  <b>Assessed Land Value:</b> \$ 22800  <b>Assessed Bldg Value:</b> \$195000  <b>Total Assessed Value:</b> <b>\$230400</b> </p>



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6/13/2014

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Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 7 HIGH ST  
 Owner Name: TALLAGE ADAMS LLC / C/O COWIN BILL  
 Owner Address: 165 TREMONT ST SUITE 305  
 BOSTON, MA 02111

Assessors Map #: 61-0-238  
 # Units in Structure: 1  
 Year Built: 1850  
 Lot Size: 0.06  
 Zoning: DTR  
 Taxes Due: \$ 697.87

Building Value: \$60,200  
 Land Value: \$18,300  
 Other Value: \$-  
 Total Value: \$78,500

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Small single family structure in poor condition. Unable to determine if property is occupied. Lot is narrow and has nice single-family homes on each side. Further investigation recommended for siding (asbestos) and a sagging roof. Rehabilitation needs include: roof, chimneys, and siding.

#### Estimated Rehabilitation Cost:

**\$21,700**

#### Recommendations:

Housing rehabilitation program if still owner-occupied; teardown and sell land to neighbors if vacant.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 7 HIGH ST  <b>Map-Lot:</b> 61-0-238  <b>Patriot Account #:</b> 3461  <b>Owner:</b> TALLAGE ADAMS LLC  <b>Co-Owner:</b> C/O COWIN BILL  <b>Mailing Address:</b> 165 TREMONT ST SUITE 305              BOSTON, MA 02111         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1850  <b>Grade:</b> C-  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair-Avg  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> ASBESTOS  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.05785  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 18  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 2003 sqft  <b>Finished Area:</b> 1190.5 sqft  <b>Basement Area:</b> 594 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 1/13/2014  <b>Sale Price:</b> \$ 0  <b>Nal Description:</b>  <b>Grantor (Seller):</b> BOWLEY ERIK J,  <b>Book/Page:</b> 11565-213         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 5  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> OLD  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> OLD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> HARDWOOD  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 18300  <b>Assessed Bldg Value:</b> \$60200  <b>Total Assessed Value:</b> \$78500         </p>



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 20 HIGH ST  
 Owner Name: MADIGAN RICHARD P  
 Owner Address: 20 HIGH ST  
 WARE, MA 01082

Assessors Map #: 61-0-260  
 # Units in Structure: 1  
 Year Built: 1825  
 Lot Size: 0.16  
 Zoning: DTR  
 Taxes Due: \$2,928.45

Building Value: \$75,800  
 Land Value: \$22,700  
 Other Value: \$6,300  
 Total Value: \$104,800

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Single-family that appears to be occupied. Structure is in poor condition. Ridge line on roof sags. Rehabilitation needs include: roof, front porch, windows, siding repair and paint, tear down outbuilding, electric service, and landscaping.

#### Estimated Rehabilitation Cost:

**\$38,000**

#### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 20 HIGH ST <b>Map-Lot:</b> 61-0-260 <b>Patriot Account #:</b> 3486 <b>Owner:</b> MADIGAN RICHARD P <b>Co-Owner:</b> <b>Mailing Address:</b> 20 HIGH ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1825 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> SLATE <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> SHAKES <b>Pool:</b> False	<b>Total Acres:</b> 0.16185 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 31 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3638 sqft <b>Finished Area:</b> 1390 sqft <b>Basement Area:</b> 1028 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 3/18/2010 <b>Sale Price:</b> \$ 100 <b>Nal Description:</b> FAMILY <b>Grantor (Seller):</b> MADIGAN PAUL A, <b>Book/Page:</b> 10124-86
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 6 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> FAIR <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> FAIR <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 6300 <b>Assessed Land Value:</b> \$ 22700 <b>Assessed Bldg Value:</b> \$75800 <b>Total Assessed Value:</b> \$104800



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 14 WALNUT ST  
 Owner Name: DANSEREAU WILLIAM R /  
 Owner Address: 14 WALNUT ST  
 WARE, MA 01082

Assessors Map #: 63-0-168  
 # Units in Structure: 1  
 Year Built: 1890  
 Lot Size: 0.10  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$84,000  
 Land Value: \$33,700  
 Other Value: \$-  
 Total Value: \$117,700

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Occupied single-family in good condition on a decent lot. Brick over the windows is failing and requires further evaluation by mason/engineer. Rehabilitation needs include: roof, rotted trim, paint, gutters, and structural repairs (brick).

#### Estimated Rehabilitation Cost:

**\$24,100**


#### Recommendations:

Housing rehabilitation program; mason consult recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 14 WALNUT ST <b>Map-Lot:</b> 63-0-168 <b>Patriot Account #:</b> 3813 <b>Owner:</b> DANSEREAU WILLIAM R <b>Co-Owner:</b> <b>Mailing Address:</b> 14 WALNUT ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1890 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> BRICK <b>Pool:</b> False	<b>Total Acres:</b> 0.0955 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 24 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2776 sqft <b>Finished Area:</b> 1478.9 sqft <b>Basement Area:</b> 754 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 4/14/2004 <b>Sale Price:</b> \$ 119000 <b>Nal Description:</b> <b>Grantor (Seller):</b> JACKSON SANDRA J, <b>Book/Page:</b> 7757-283
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 33700 <b>Assessed Bldg Value:</b> \$84000 <b>Total Assessed Value:</b> \$117700



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6/13/2014

Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 16 WALNUT ST  
 Owner Name: STEELE ELIZABETH A ESTATE OF  
 Owner Address: 16 WALNUT ST  
 WARE, MA 01082

Assessors Map #: 63-0-169  
 # Units in Structure: 1  
 Year Built: 1900  
 Lot Size: 0.09  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$64,800  
 Land Value: \$33,700  
 Other Value: \$-  
 Total Value: \$98,500

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Occupied single-family in fair condition on a decent lot. Brick work requires further evaluation by mason/engineer. Rehabilitation needs include: roof, gutters, rotted trim, removal of side steps, repair rear deck and roof structure, repoint/repair brick, windows, doors, and storms.

**\$41,700**

### Recommendations:

Housing rehabilitation program; mason consult recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 16 WALNUT ST  <b>Map-Lot:</b> 63-0-169  <b>Patriot Account #:</b> 3814  <b>Owner:</b> STEELE ELIZABETH A ESTATE  <b>Co-Owner:</b> OF  <b>Mailing Address:</b>            16 WALNUT ST            WARE, MA 01082         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1900  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> BRICK  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.09412  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 27  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 3099 sqft  <b>Finished Area:</b> 1639 sqft  <b>Basement Area:</b> 680 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 4/9/1982  <b>Sale Price:</b> \$ 33000  <b>Nal Description:</b>  <b>Grantor (Seller):</b> DUREPO RICHARD J JR &amp;  <b>Book/Page:</b> YVONNE M            2270-142         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 7  <b>No. Bedrooms:</b> 3  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> OLD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> True  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 33700  <b>Assessed Bldg Value:</b> \$64800  <b>Total Assessed Value:</b> <b>\$98500</b> </p>



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 37 EDDY ST  
 Owner Name: SYMONS-FENNIMORE TINA /  
 Owner Address: 37 EDDY ST  
 WARE, MA 01082

Assessors Map #: 60-0-173  
 # Units in Structure: 1  
 Year Built: 1860  
 Lot Size: 0.52  
 Zoning: DTR  
 Taxes Due: \$-

Building Value: \$74,400  
 Land Value: \$24,500  
 Other Value: \$-  
 Total Value: \$98,900

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

This is an occupied single family property with 3 incomplete additions. It is in a nice neighborhood and has a large lot. Additional interior/exterior inspection is required to determine the total extent of rehabilitation. The cost estimate is an opinion of cost based on the exterior only. It is likely the interior has similar work left unfinished putting the rehabilitation estimate over \$100,000. Basic rehabilitation needs include: side gable ends, demolition of the three incomplete additions, and repair the walls of the main house after demo.

#### Estimated Rehabilitation Cost:

**\$38,000**

#### Recommendations:

Housing rehabilitation program; needs further investigation for partial teardown of incomplete expansion projects. Under court order to demolish additions (summer 2014).

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 37 EDDY ST  <b>Map-Lot:</b> 60-0-173  <b>Patriot Account #:</b> 3146  <b>Owner:</b> SYMONS-FENNIMORE TINA  <b>Co-Owner:</b>  <b>Mailing Address:</b> 37 EDDY ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1860  <b>Grade:</b> C+  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> MANSARD  <b>Exterior Wall Type:</b> ALUMINUM  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.51596  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 57  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTR  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 5804 sqft  <b>Finished Area:</b> 3608.7 sqft  <b>Basement Area:</b> 1912 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 11/8/2005  <b>Sale Price:</b> \$ 1  <b>Nal Description:</b>  <b>Grantor (Seller):</b> SYMONS,TINA  <b>Book/Page:</b> 8511-175 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 4  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> HARDWOOD  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 24500  <b>Assessed Bldg Value:</b> \$74400  <b>Total Assessed Value:</b> \$98900 </p>



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 73 WEST MAIN ST  
 Owner Name: REECE VIOLET C  
 Owner Address: 73 WEST MAIN ST  
 WARE, MA 01082

Assessors Map #: 60-0-63  
 # Units in Structure: 2  
 Year Built: 1900  
 Lot Size: 0.25  
 Zoning: DTC  
 Taxes Due: \$-

Building Value: \$70,200  
 Land Value: \$18,500  
 Other Value: \$-  
 Total Value: \$88,700

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

This is an occupied, old multi-unit in very poor condition. It has a nice lot on a busy street. Structure has a slate roof that appears to be in good condition. Rehabilitation needs include: electric service, paint, rot repair, windows, doors, porches, and chimneys.

### Estimated Rehabilitation Cost:

**\$45,900**

### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 73 WEST MAIN ST  <b>Map-Lot:</b> 60-0-63  <b>Patriot Account #:</b> 3263  <b>Owner:</b> REECE VIOLET C  <b>Co-Owner:</b>  <b>Mailing Address:</b> 73 WEST MAIN ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 2FAM  <b>Year Built:</b> 1900  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> SLATE  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.25129  <b>Land Use Code:</b> 104  <b>Neighborhood Code:</b> 43  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTC  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 5019 sqft  <b>Finished Area:</b> 2295 sqft  <b>Basement Area:</b> 1163 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 8/22/2003  <b>Sale Price:</b> \$ 60000  <b>Nal Description:</b>  <b>Grantor (Seller):</b> LAVIGNE RAYMOND,  <b>Book/Page:</b> 7409-336 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 10  <b>No. Bedrooms:</b> 5  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 2  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 18500  <b>Assessed Bldg Value:</b> \$70200  <b>Total Assessed Value:</b> <b>\$88700</b> </p>



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## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 89 WEST MAIN ST  
 Owner Name: BOISVERT MICHAEL  
 Owner Address: 37 SOUTHWOOD DR  
 UXBRIDGE, MA 01569

Assessors Map #: 60-0-59  
 # Units in Structure: 1  
 Year Built: 1910  
 Lot Size: 0.09  
 Zoning: DTC  
 Taxes Due: \$-



Building Value: \$50,400  
 Land Value: \$22,300  
 Other Value: \$-  
 Total Value: \$72,700



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☒ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

Structure is a vacant multi-unit on a busy street. The lot is steep and has parking in the rear. The front covered porch has a structural problem. Rehabilitation needs include: roof, chimney, gutters, rear deck, front porch, and doors.

#### Estimated Rehabilitation Cost:

**\$24,700**

#### Recommendations:

Housing rehabilitation program; investor-owner properties difficult to service through CDBG. Likely in flood plain.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 89 WEST MAIN ST <b>Map-Lot:</b> 60-0-59 <b>Patriot Account #:</b> 3258 <b>Owner:</b> BOISVERT MICHAEL <b>Co-Owner:</b> <b>Mailing Address:</b> 37 SOUTHWOODS DR  UXBRIDGE, MA 01569
Building Exterior Details	General Information
<b>Building Type:</b> OLD STYLE <b>Year Built:</b> 1910 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Poor <b>Roof Cover:</b> SLATE <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.08551 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 24 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 2907 sqft <b>Finished Area:</b> 1348 sqft <b>Basement Area:</b> 674 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 12/14/2007 <b>Sale Price:</b> \$ 48000 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> HSBC MORTGAGE SERVICES <b>Book/Page:</b> INC, 9348-1
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 6 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> AVER <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> AVER <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 22300 <b>Assessed Bldg Value:</b> \$50400 <b>Total Assessed Value:</b> \$72700



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# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

**Property Data**

**Address:** 21 PULASKI ST  
**Owner Name:** MILL TOWN PROPERTIES LLC  
**Owner Address:** P O BOX 457  
 WARE, MA 01082

**Assessors Map #:** 57-0-83  
**# Units in Structure:** 4  
**Year Built:** 1880  
**Lot Size:** 0.18  
**Zoning:** DTC  
**Taxes Due:** \$-



**Building Value:** \$16,300  
**Land Value:** \$18,200  
**Other Value:** \$ 400  
**Total Value:** \$34,900



- ☒ Physical Deterioration of Property
- ☒ Vacant Unit/Abandoned Property
- ☐ Historical
- ☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

***Condition Notes:***

***Estimated Rehabilitation Cost:***

Multi-unit close to downtown. Lot may front main road in rear. Large lot with plenty of room for parking and yard. Structure is abandoned with smashed out windows. The sagging roof would require further investigation. The house likely needs a total gut rehab, but lot may make it worthwhile. Rehabilitation needs include: siding, chimney repair, windows, and 2nd floor egress.

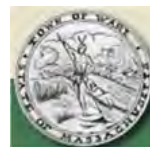
**\$36,100**

***Recommendations:***

No action recommended. Owner plans to demolish for parking tied to Main Street businesses.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 21 PULASKI ST <b>Map-Lot:</b> 57-0-83 <b>Patriot Account #:</b> 2807 <b>Owner:</b> MILL TOWN PROPERTIES LLC <b>Co-Owner:</b> <b>Mailing Address:</b> P O BOX 457  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> APRTMT 4-8 <b>Year Built:</b> 1880 <b>Grade:</b> D- <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Delapitated <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ALUMINUM <b>Pool:</b> False	<b>Total Acres:</b> 0.17792 <b>Land Use Code:</b> 111 <b>Neighborhood Code:</b> 46 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> <b>Utility Code 2:</b> <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4610 sqft <b>Finished Area:</b> 3392 sqft <b>Basement Area:</b> 1176 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 1/10/2007 <b>Sale Price:</b> \$ 100 <b>Nal Description:</b> BANK SALE <b>Grantor (Seller):</b> BALICKI PETER, <b>Book/Page:</b> 9006-77
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 12 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 4 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 4 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 400 <b>Assessed Land Value:</b> \$ 18200 <b>Assessed Bldg Value:</b> \$16300 <b>Total Assessed Value:</b> <b>\$34900</b>



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

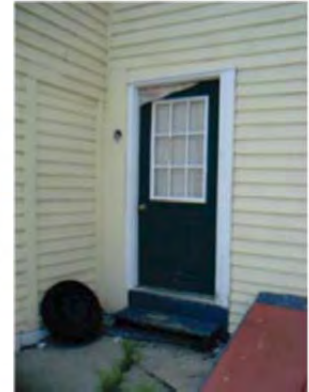
### Property Data

Address: 31 33 PULASKI ST  
 Owner Name: WALKER DOUGLAS C TRUSTEE OF THE / L B O REALTY TRUST  
 Owner Address: L B O REALTY TRUST, 14 PARK ST SUITE 1  
 WARE, MA 01082

Assessors Map #: 57-0-81  
 # Units in Structure: 4  
 Year Built: 1880  
 Lot Size: 0.16  
 Zoning: DTC  
 Taxes Due: \$-



Building Value: \$137,800  
 Land Value: \$22,600  
 Other Value: \$-  
 Total Value: \$160,400



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

#### Estimated Rehabilitation Cost:

The structure is currently under construction. Rehabilitation needs include: paint, rot repair, siding repair, and the rear entry.

**\$10,150**

#### Recommendations:

No action recommended. Likely already being rehabbed.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 31 PULASKI ST <b>Map-Lot:</b> 57-0-81 <b>Patriot Account #:</b> 2805 <b>Owner:</b> WALKER DOUGLAS C TRUSTEE <b>Co-Owner:</b> OF TH <b>Mailing Address:</b> L B O REALTY TRUST 14 PARK ST SUITE 1  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 2 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> CLAPBOARD <b>Pool:</b> False	<b>Total Acres:</b> 0.15611 <b>Land Use Code:</b> 109 <b>Neighborhood Code:</b> 38 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTC <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 8182 sqft <b>Finished Area:</b> 4531 sqft <b>Basement Area:</b> 1120 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 6/19/2013 <b>Sale Price:</b> \$ 52500 <b>Nal Description:</b> INTRA-CORP <b>Grantor (Seller):</b> LARZAZS GEORGE TR <b>Book/Page:</b> BOTTOMS UP, 11354-196
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 11 <b>No. Bedrooms:</b> 7 <b>No. Full Baths:</b> 3 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 22600 <b>Assessed Bldg Value:</b> \$137800 <b>Total Assessed Value:</b> \$160400



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 9 WEBB CT  
 Owner Name: PETERSON DIANA A / MC MARTIN IAN  
 Owner Address: 218 GREENWICH PLAINS RD  
 WARE, MA 01082

Assessors Map #: 56-0-67  
 # Units in Structure: 1  
 Year Built: 1970  
 Lot Size: 0.11  
 Zoning: DTC  
 Taxes Due: \$-

Building Value: \$10,000  
 Land Value: \$17,900  
 Other Value: \$ 600  
 Total Value: \$28,500

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

#### Estimated Rehabilitation Cost:

Older mobile home with addition to rear. Unit appears occupied. Site should be demolished or replaced, but rehabbing the structure is cost-prohibitive.

\$-

#### Recommendations:

No action recommended. Structure is in a densely developed area of multi-unit properties. Site could provide open space if structure is eventually demolished.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 9 WEBB CT  <b>Map-Lot:</b> 56-0-67  <b>Patriot Account #:</b> 2583  <b>Owner:</b> PETERSON DIANA A  <b>Co-Owner:</b> MC MARTIN IAN  <b>Mailing Address:</b> 218 GREENWICH PLAINS RD    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MH CONV/DW  <b>Year Built:</b> 1970  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> METAL  <b>Roof Type:</b> FLAT  <b>Exterior Wall Type:</b> ALUMINUM  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.11364  <b>Land Use Code:</b> 103  <b>Neighborhood Code:</b> 13  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> DTC  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 1354 sqft  <b>Finished Area:</b> 1304 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 3/17/2011  <b>Sale Price:</b> \$ 20000  <b>Nal Description:</b> FAMILY  <b>Grantor (Seller):</b> MCGLYNN MARY J ,  <b>Book/Page:</b> 10504-177 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 6  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLYWD PANL  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> LINO/VINYL  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> GAS  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 600  <b>Assessed Land Value:</b> \$ 17900  <b>Assessed Bldg Value:</b> \$10000  <b>Total Assessed Value:</b> \$28500 </p>



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Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 52 WEST ST  
 Owner Name: WARE 48 WEST STREET CORPORATION / C/O PATEL, RAKESHKUMAR  
 Owner Address: 48 WEST ST  
 WARE, MA 01082

Assessors Map #: 56-0-76

# Units in Structure: NA

Year Built: 1880

Lot Size: 0.14

Zoning: HC

Taxes Due: \$-

Building Value: \$-

Land Value: \$22,600

Other Value: \$5,400

Total Value: \$28,000

- ☐ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Structure has been demolished. Site plan approved for expansion of parking lot for adjacent store.

### Estimated Rehabilitation Cost:

\$-

### Recommendations:

No action recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 52 WEST ST <b>Map-Lot:</b> 56-0-76 <b>Patriot Account #:</b> 2593 <b>Owner:</b> WARE 48 WEST STREET <b>Co-Owner:</b> CORPORATI <b>Mailing Address:</b> C/O PATEL, RAKESHKUMAR 48 WEST ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MX OLD <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ALUMINUM <b>Pool:</b> False	<b>Total Acres:</b> 0.14348 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> 30 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> HC <b>Utility Code 1:</b> <b>Utility Code 2:</b> <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 3258 sqft <b>Finished Area:</b> 2016 sqft <b>Basement Area:</b> 1043 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 1/15/2014 <b>Sale Price:</b> \$ 50000 <b>Nal Description:</b> <b>Grantor (Seller):</b> CHRISTIANSON ,RICHARD J <b>Book/Page:</b> 11567-243
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> FAIR <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> LINO/VINYL <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 5400 <b>Assessed Land Value:</b> \$ 22600 <b>Assessed Bldg Value:</b> \$53200 <b>Total Assessed Value:</b> \$81200



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 54 WEST ST  
 Owner Name: MANOMEDNET LLC  
 Owner Address: 379 SILVER ST  
 WILBRAHAM, MA 01095

Assessors Map #: 56-0-78  
 # Units in Structure: 3  
 Year Built: 1880  
 Lot Size: 0.26  
 Zoning: HC  
 Taxes Due: \$-



Building Value: \$64,500  
 Land Value: \$18,500  
 Other Value: \$1,400  
 Total Value: \$84,400



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.,)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Currently being rehabbed (summer 2014) as 3-unit structure.

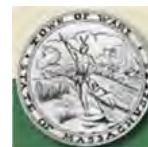
\$21,030


### Recommendations:

No action recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 54 WEST ST <b>Map-Lot:</b> 56-0-78 <b>Patriot Account #:</b> 2595 <b>Owner:</b> MANOMEDNET LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 379 SILVER ST  WILBRAHAM, MA 01095
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 3FAM <b>Year Built:</b> 1880 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.25712 <b>Land Use Code:</b> 105 <b>Neighborhood Code:</b> 35 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> HC <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4500 sqft <b>Finished Area:</b> 2250 sqft <b>Basement Area:</b> 1125 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 12/27/2013 <b>Sale Price:</b> \$ 56000 <b>Nal Description:</b> FORCLOSURE <b>Grantor (Seller):</b> DEUTSCHE BANK NATIONAL <b>Book/Page:</b> TRUST,C 11555-189
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 12 <b>No. Bedrooms:</b> 5 <b>No. Full Baths:</b> 3 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 3 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 1400 <b>Assessed Land Value:</b> \$ 18500 <b>Assessed Bldg Value:</b> \$64500 <b>Total Assessed Value:</b> <b>\$84400</b>



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 62 WEST ST  
 Owner Name: HAMPSHIRE CTY REGIONAL / HOUSING AUTHORITY  
 Owner Address: 99 MAIN ST  
 NORTHAMPTON, MA 01060

Assessors Map #: 56-0-79

# Units in Structure: 2

Year Built: 1850

Lot Size: 0.25

Zoning: HC

Taxes Due: \$-

Building Value: \$122,800

Land Value: \$46,800

Other Value: \$-

Total Value: \$169,600



- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Abandoned 2-family with good siding. Electric service has been cut. Roof in back requires further investigation for possible fire damage. House is on busy main road in commercial area with 2 other abandoned houses nearby.

### Estimated Rehabilitation Cost:

**\$24,750**

### Recommendations:

No action recommended. HC zoning makes sense; market will correct problem.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 62 WEST ST <b>Map-Lot:</b> 56-0-79 <b>Patriot Account #:</b> 2596 <b>Owner:</b> HAMPSHIRE CTY REGIONAL <b>Co-Owner:</b> HOUSING AUTHORITY <b>Mailing Address:</b> 99 MAIN ST  NORTHAMPTON, MA 01060
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1850 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Good <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> VINYL <b>Pool:</b> False	<b>Total Acres:</b> 0.24564 <b>Land Use Code:</b> 992 <b>Neighborhood Code:</b> 39 <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> HC <b>Utility Code 1:</b> WATE <b>Utility Code 2:</b> SEWE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4970 sqft <b>Finished Area:</b> 2460 sqft <b>Basement Area:</b> 1230 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 5/1/1981 <b>Sale Price:</b> \$ 32000 <b>Nal Description:</b> <b>Grantor (Seller):</b> PAJAK THEODORE E <b>Book/Page:</b> 2221-169
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 12 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLASTER <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> SOFTWOOD <b>Heat Type:</b> FORCED H/W <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 0 <b>Assessed Land Value:</b> \$ 46800 <b>Assessed Bldg Value:</b> \$122800 <b>Total Assessed Value:</b> \$169600



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## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 14 CHERRY ST  
 Owner Name: FALES ROBERT B / ROXANNE M  
 Owner Address: 14 CHERRY STREET  
 WARE, MA 01082

Assessors Map #: 61-0-175  
 # Units in Structure: 2  
 Year Built: 1890  
 Lot Size: 0.49  
 Zoning: I  
 Taxes Due: \$-

Building Value: \$85,500  
 Land Value: \$19,500  
 Other Value: \$8,500  
 Total Value: \$113,500

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Structure appears to be in fair condition. Property is overgrown but is in a nice neighborhood with good parking. Rehabilitation needs include: landscaping, painting, chimney, windows, repair animal holes, wrap trim in coilstock, and repair porches.

### Estimated Rehabilitation Cost:

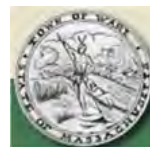
**\$41,500**


### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 14 CHERRY ST <b>Map-Lot:</b> 61-0-175 <b>Patriot Account #:</b> 3391 <b>Owner:</b> FALES ROBERT B <b>Co-Owner:</b> ROXANNE M <b>Mailing Address:</b> 14 CHERRY STREET  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MULTI 2FAM <b>Year Built:</b> 1890 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ALUMINUM <b>Pool:</b> False	<b>Total Acres:</b> 0.49357 <b>Land Use Code:</b> 104 <b>Neighborhood Code:</b> 41 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> I <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 4808 sqft <b>Finished Area:</b> 2511 sqft <b>Basement Area:</b> 1110 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 9/6/1991 <b>Sale Price:</b> \$ 35000 <b>Nal Description:</b> FAMILY <b>Grantor (Seller):</b> PECENAK RICHARD J + <b>Book/Page:</b> ROSEMARIE 3789-171
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 12 <b>No. Bedrooms:</b> 6 <b>No. Full Baths:</b> 2 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 2 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> STEAM <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 8500 <b>Assessed Land Value:</b> \$ 19500 <b>Assessed Bldg Value:</b> \$85500 <b>Total Assessed Value:</b> \$113500



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6/13/2014

Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

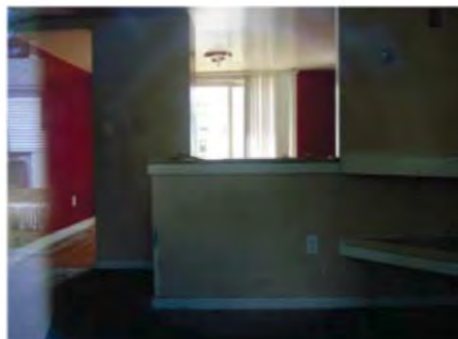
### Property Data

Address: 25 27 GROVE ST  
 Owner Name: PNC BANK NA  
 Owner Address: 3232 NEWMARK DR  
 MIAMISBURG, OH 45342

Assessors Map #: 61-0-154  
 # Units in Structure: 3  
 Year Built: 1860  
 Lot Size: 0.17  
 Zoning: I  
 Taxes Due: \$-

Building Value: \$124,500  
 Land Value: \$18,100  
 Other Value: \$1,900  
 Total Value: \$144,500

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

Nice neighborhood with a large lot. Rehabilitation needs include: chimneys, roof, storms, doors, front lights, landscaping, front steps, shed roof, rear deck, repoint foundation, and siding repair.

### Estimated Rehabilitation Cost:

**\$20,800**

### Recommendations:

Rehab property - investor owner/bank. Consider as part of package of nearby properties to speed up rehab process.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 25 GROVE ST  <b>Map-Lot:</b> 61-0-154  <b>Patriot Account #:</b> 3368  <b>Owner:</b> PNC BANK NA  <b>Co-Owner:</b>  <b>Mailing Address:</b> 3232 NEWMARK DR              MIAMISBURG, OH 45342         </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 3FAM  <b>Year Built:</b> 1860  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Good  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False         </p>	<p> <b>Total Acres:</b> 0.16657  <b>Land Use Code:</b> 105  <b>Neighborhood Code:</b>  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> I  <b>Utility Code 1:</b> SEWE  <b>Utility Code 2:</b> WATE  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 4672 sqft  <b>Finished Area:</b> 2464 sqft  <b>Basement Area:</b> 1296 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft         </p>	<p> <b>Sale Date:</b> 6/20/2011  <b>Sale Price:</b> \$ 233937  <b>Nal Description:</b> PORTION/ASSE  <b>Grantor (Seller):</b> ALDRICH STEPHEN W,  <b>Book/Page:</b> 10577-66         </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 11  <b>No. Bedrooms:</b> 5  <b>No. Full Baths:</b> 3  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> GOOD  <b>No. Kitchens:</b> 3  <b>Kitchen Rating:</b> GOOD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0         </p>	<p> <b>Assessed Yard Value:</b> \$ 1900  <b>Assessed Land Value:</b> \$ 18100  <b>Assessed Bldg Value:</b> \$124500  <b>Total Assessed Value:</b> \$144500         </p>



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Property Information - Ware, MA

Page 1 of 2



## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 42 MORSE AV  
 Owner Name: ADKO REAL ESTATE LLC  
 Owner Address: 44 BERKSHIRE DR  
 WARE, MA 01082

Assessors Map #: 58-0-22  
 # Units in Structure: 1  
 Year Built: 1880  
 Lot Size: 0.15  
 Zoning: SR  
 Taxes Due: \$-

Building Value: \$91,700  
 Land Value: \$22,600  
 Other Value: \$ 700  
 Total Value: \$115,000

- ☒ Physical Deterioration of Property  
☒ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



#### Property Inspection (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

##### Condition Notes:

Neighbor next door (#44 Ruth Matting 413-668-4556) says owner passed away April 26, 2013. The heirs plan to sell the property and are going through probate. Neighbor claims property has newer furnace, electric, and insulation though the inside is as bad as the outside. House is located in a nice area and will probably sell to a buyer willing to rehab the property. Could be a nice house; prices are for vinyl windows and siding, though house may be better served with appropriate historic treatments. Rehabilitation needs include: siding, windows, front porch, doors, storms, rear entry.

##### Estimated Rehabilitation Cost:

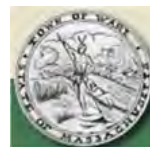
**\$36,500**

##### Recommendations:

No action recommended.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 42 MORSE AV  <b>Map-Lot:</b> 58-0-22  <b>Patriot Account #:</b> 2844  <b>Owner:</b> ADKO REAL ESTATE LLC  <b>Co-Owner:</b>  <b>Mailing Address:</b> 44 BERKSHIRE DR    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> OLD STYLE  <b>Year Built:</b> 1880  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Average  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> CLAPBOARD  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.14876  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 29  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> SR  <b>Utility Code 1:</b> ALL  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 3488 sqft  <b>Finished Area:</b> 1644 sqft  <b>Basement Area:</b> 828 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 10/17/2013  <b>Sale Price:</b> \$ 43500  <b>Nal Description:</b>  <b>Grantor (Seller):</b> DIBRINDISI SUSAN PR OF THE  <b>Book/Page:</b> EST  11497-103 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 9  <b>No. Bedrooms:</b> 4  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> OLD  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> OLD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> FORCED H/W  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 700  <b>Assessed Land Value:</b> \$ 22600  <b>Assessed Bldg Value:</b> \$91700  <b>Total Assessed Value:</b> \$115000 </p>



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Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project Target Property Assessment

### Property Data

Address: 14 MECHANIC ST  
 Owner Name: WARE TOWN OF  
 Owner Address: 126 MAIN ST  
 WARE, MA 01082

Assessors Map #: 57-0-205  
 # Units in Structure: 1  
 Year Built: 1978  
 Lot Size: 0.29  
 Zoning: SR  
 Taxes Due: \$-

Building Value: \$19,600  
 Land Value: \$23,300  
 Other Value: \$1,000  
 Total Value: \$43,900



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

#### Estimated Rehabilitation Cost:

Older mobile home in need of renovations. Unit appears occupied. Site should be demolished or replaced, but rehabbing the structure is cost-prohibitive.

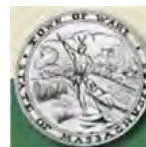
**\$7,500**

#### Recommendations:

Town owned. Will likely tear down and incorporate site into DPW yard when the current resident vacates property.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<b>Address:</b> 14 MECHANIC ST <b>Map-Lot:</b> 57-0-205 <b>Patriot Account #:</b> 2736 <b>Owner:</b> WARE TOWN OF <b>Co-Owner:</b> <b>Mailing Address:</b> 126 MAIN ST  WARE, MA 01082
Building Exterior Details	General Information
<b>Building Type:</b> MOBILE HM <b>Year Built:</b> 1978 <b>Grade:</b> C <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ALUMINUM <b>Pool:</b> False	<b>Total Acres:</b> 0.28926 <b>Land Use Code:</b> 931 <b>Neighborhood Code:</b> 92 <b>Owner Occupied:</b> Y <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> SR <b>Utility Code 1:</b> SEWE <b>Utility Code 2:</b> WATE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 924 sqft <b>Finished Area:</b> 924 sqft <b>Basement Area:</b> 0 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 9/3/2013 <b>Sale Price:</b> \$ 0 <b>Nal Description:</b> <b>Grantor (Seller):</b> LAMB JAMES E, <b>Book/Page:</b> 11450-302
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 5 <b>No. Bedrooms:</b> 3 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> MODE <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> MODE <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLYWD PANL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> OIL <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 1000 <b>Assessed Land Value:</b> \$ 23300 <b>Assessed Bldg Value:</b> \$19600 <b>Total Assessed Value:</b> <b>\$43900</b>



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# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 28 GILBERTVILLE RD  
 Owner Name: WARE TOWN OF  
 Owner Address: 126 MAIN ST  
 WARE, MA 01082

Assessors Map #: 30-0-33  
 # Units in Structure: 1  
 Year Built: 1973  
 Lot Size: 0.59  
 Zoning: RB  
 Taxes Due: \$-



Building Value: \$3,800  
 Land Value: \$37,600  
 Other Value: \$-  
 Total Value: \$41,400

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

#### Estimated Rehabilitation Cost:

Older mobile home located outside of town. Unit appears occupied. Site should be demolished or replaced, but rehabbing the structure is cost-prohibitive.

\$-

#### Recommendations:

Leave alone or demo for approximately \$4,000 to clear the site. Lot does not offer a compelling change of use.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 28 GILBERTVILLE RD  <b>Map-Lot:</b> 30-0-33  <b>Patriot Account #:</b> 1100  <b>Owner:</b> WARE TOWN OF  <b>Co-Owner:</b>  <b>Mailing Address:</b> 126 MAIN ST    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MOBILE HM  <b>Year Built:</b> 1973  <b>Grade:</b> D-  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Poor  <b>Roof Cover:</b> METAL  <b>Roof Type:</b> FLAT  <b>Exterior Wall Type:</b> ALUMINUM  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.58597  <b>Land Use Code:</b> 931  <b>Neighborhood Code:</b> 71  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> RB  <b>Utility Code 1:</b> WATE  <b>Utility Code 2:</b> SEPT  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 716 sqft  <b>Finished Area:</b> 530 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 1/17/2014  <b>Sale Price:</b> \$ 0  <b>Nal Description:</b>  <b>Grantor (Seller):</b> LECLAIR DARRELL L F + MARY E  <b>Book/Page:</b> ,  11569-24 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 4  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> FAIR  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> FAIR  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLYWD PANL  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 37600  <b>Assessed Bldg Value:</b> \$3800  <b>Total Assessed Value:</b> <b>\$41400</b> </p>



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Property Information - Ware, MA

Page 1 of 2

## Town of Ware Property Assessment and Reuse Planning Project

### Target Property Assessment

#### Property Data

Address: 29 DUNHAM AV  
 Owner Name: MAKOVITCH MARILEE J / MAKOVITCH HARRY J  
 Owner Address: 29 DUNHAM AVE  
 WARE, MA 01082

Assessors Map #: 17-0-21  
 # Units in Structure: 2  
 Year Built: 1850  
 Lot Size: 4.48  
 Zoning: RR  
 Taxes Due: \$-

Building Value: \$67,300  
 Land Value: \$42,600  
 Other Value: \$11,700  
 Total Value: \$121,600

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)



#### Property Inspection (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

##### Condition Notes:

##### Estimated Rehabilitation Cost:

Old occupied multi-unit in poor condition that appears to be part of a farm. Structure has a newer roof, but asphalt siding may contain asbestos. Cost estimate assumes covering old siding and no abatement. Rehab needs: Windows, siding, chimney.

**\$27,200**

##### Recommendations:

Housing rehabilitation program.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 29 DUNHAM AV  <b>Map-Lot:</b> 17-0-21  <b>Patriot Account #:</b> 372  <b>Owner:</b> MAKOVITCH MARILEE J  <b>Co-Owner:</b> MAKOVITCH HARRY J  <b>Mailing Address:</b> 29 DUNHAM AVE    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MULTI 2FAM  <b>Year Built:</b> 1850  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> ASPHALT  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 4.47741  <b>Land Use Code:</b> 104  <b>Neighborhood Code:</b> 52  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> RR  <b>Utility Code 1:</b> WATE  <b>Utility Code 2:</b> SEPT  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 5960 sqft  <b>Finished Area:</b> 2832 sqft  <b>Basement Area:</b> 1416 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 10/21/1974  <b>Sale Price:</b> \$ 1  <b>Nal Description:</b>  <b>Grantor (Seller):</b> DUNHAM WALTER V + IDA J  <b>Book/Page:</b> 1801-261 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 10  <b>No. Bedrooms:</b> 5  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> OLD  <b>No. Kitchens:</b> 2  <b>Kitchen Rating:</b> OLD  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLASTER  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> SOFTWOOD  <b>Heat Type:</b> STEAM  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 11700  <b>Assessed Land Value:</b> \$ 42600  <b>Assessed Bldg Value:</b> \$67300  <b>Total Assessed Value:</b> \$121600 </p>



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Property Information - Ware, MA

Page 1 of 2



# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 83 EAGLE ST  
 Owner Name: BULLOCK GLEN & AIMEE  
 Owner Address: 5605 GOLDEN TRAILS WAY  
 OCEANSIDE, CA 92057

Assessors Map #: 62-0-53  
 # Units in Structure: 1  
 Year Built: 1939  
 Lot Size: 0.30  
 Zoning: DTR  
 Taxes Due: \$-



Building Value: \$31,000  
 Land Value: \$35,300  
 Other Value: \$1,800  
 Total Value: \$68,100



- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

### Condition Notes:

### Estimated Rehabilitation Cost:

Occupied single-family in overall poor condition. Structural problem are evident with sagging roof and left wall bowing. House is likely a tear down. Estimate assumes covering the existing asphalt asbestos siding. Rehabilitation needs include: roof, chimney, bulkhead, windows, gutters, siding, and landscaping.

**\$21,950**

### Recommendations:

Likely a teardown, but given the location it is likely that the market will correct the problem. Lot holds value but likely would cost more to fix than demolish/replace.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<b>Address:</b> 83 EAGLE ST <b>Map-Lot:</b> 62-0-53 <b>Patriot Account #:</b> 3691 <b>Owner:</b> BULLOCK GLEN & AIMEE <b>Co-Owner:</b> <b>Mailing Address:</b> 5605 GOLDEN TRAILS WAY  OCEANSIDE, CA 92057
Building Exterior Details	General Information
<b>Building Type:</b> BUNGALOW <b>Year Built:</b> 1939 <b>Grade:</b> D+ <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Poor <b>Roof Cover:</b> ASPHALT SH <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> ASPHALT <b>Pool:</b> False	<b>Total Acres:</b> 0.30188 <b>Land Use Code:</b> 101 <b>Neighborhood Code:</b> <b>Owner Occupied:</b> N <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> DTR <b>Utility Code 1:</b> WATE <b>Utility Code 2:</b> SEWE <b>Utility Code 3:</b>
Building Area	Ownership History
<b>Gross Area:</b> 1700 sqft <b>Finished Area:</b> 1218.1 sqft <b>Basement Area:</b> 260 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft	<b>Sale Date:</b> 11/16/2007 <b>Sale Price:</b> \$ 10 <b>Nal Description:</b> <b>Grantor (Seller):</b> BULLOCK GLEN, <b>Book/Page:</b> 9325-16
Building Interior	Assessed Value
<b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 4 <b>No. Full Baths:</b> 1 <b>No. Half Baths:</b> 0 <b>Bath Rating:</b> OLD <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> OLD <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> DRYWALL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> LINO/VINYL <b>Heat Type:</b> NONE <b>Heat Fuel:</b> WOOD/COMBO <b>Percent A/C:</b> 0	<b>Assessed Yard Value:</b> \$ 1800 <b>Assessed Land Value:</b> \$ 35300 <b>Assessed Bldg Value:</b> \$31000 <b>Total Assessed Value:</b> \$68100



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# Town of Ware Property Assessment and Reuse Planning Project

## Target Property Assessment

### Property Data

Address: 13 3 RD AV  
 Owner Name: HARRINGTON STEVE + DEBRA /  
 Owner Address: 13 3 RD AV  
 WARE, MA 01082

Assessors Map #: 52-0-34  
 # Units in Structure: 1  
 Year Built: 1971  
 Lot Size: 0.11  
 Zoning: SR  
 Taxes Due: \$-



Building Value: \$9,100  
 Land Value: \$17,900  
 Other Value: \$-  
 Total Value: \$27,000

- ☒ Physical Deterioration of Property  
☐ Vacant Unit/Abandoned Property  
☐ Historical  
☐ Other (Wetlands, Floodplain, Hazmat, etc.)

**Property Inspection** (Note: Exterior only. Estimate does not include lead, asbestos, or interior work.)

#### Condition Notes:

#### Estimated Rehabilitation Cost:

Older mobile home located outside of downtown. Unit appears occupied. Site should be demolished or replaced, but rehabbing the structure is cost-prohibitive.

\$-

#### Recommendations:

Leave alone or demo for approximately \$4,000 to clear the site. Lot does not offer a compelling change of use.

# Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> <b>Address:</b> 13 3 RD AV  <b>Map-Lot:</b> 52-0-34  <b>Patriot Account #:</b> 2179  <b>Owner:</b> HARRINGTON STEVE + DEBRA  <b>Co-Owner:</b>  <b>Mailing Address:</b> 13 3 RD AV    WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MH CONV/DW  <b>Year Built:</b> 1971  <b>Grade:</b> D  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ROLLED  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> ALUMINUM  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 0.11478  <b>Land Use Code:</b> 103  <b>Neighborhood Code:</b>  <b>Owner Occupied:</b> N  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b> SR  <b>Utility Code 1:</b> ALL  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 1264 sqft  <b>Finished Area:</b> 1032 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 3/23/1979  <b>Sale Price:</b> \$ 16900  <b>Nal Description:</b>  <b>Grantor (Seller):</b> WESTOVER CREDIT UNION  <b>Book/Page:</b> 2087-49 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 4  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> MODE  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> MODE  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> PLYWD PANL  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 17900  <b>Assessed Bldg Value:</b> \$9100  <b>Total Assessed Value:</b> \$27000 </p>



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6/13/2014

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Property Information - Ware, MA

Page 1 of 2