REPORT ON TITLE EXAMINATION
Ferdinandi Law Associates
945 Reservoir Avenue, Suite A
Cranston, RI 02910

as of 09/09/2022 at 8:30AM

Re-Application of: Ferrucci Russo

Property: 162 Main Street, Woonsocket

Owners of record: Woonsocket Main Street Developers, LLC

Restrictions/Easements: None

Agreement: None

Attachments, etc.: See Exhibit A

Mortgages: See Exhibit A

Owner of Record as of Dec. 31st last:

Assessors Map No: **14/U** **Block:** **Lot No:** **400/6**

Real Estate Taxes: N/A

Personal Property Taxes: N/A

Fire District Taxes: N/A

Lighting Taxes: N/A

Assessments: N/A

Water Bill: N/A

Corporation Taxes: N/A

Defects and questions to be disposed of before closing: None.

By: _____
Steven J. Ferdinandi, Esq.

EXHIBIT 'A'

Current Deed

Book 1521 at Page 273 Warranty Deed from Joseph Romano to Woonsocket Main Street Developers, LLC, recorded 04/13/2006 at 12:11 p.m.

Mortgage(s)

Book 1749 at Page 187 Mortgage and Security Agreement from Woonsocket Main Street Developers, LLC to Janice A. Morneau, recorded 06/25/2008 at 12:36 p.m.

Tax Sales

1) Book 2760 at Page 168 Collector's Return, recorded 09/01/2022 at 10:42 a.m. On August 26, 2022 there was a Tax Sale wherein the Woonsocket Tax Collector conveyed tax title to the City of Woonsocket for the amount of $276,761.00. *The Tax Sale Deed has not yet been recorded.*

2) Book 2318 at Page 250 Collector's Return, recorded 10/27/2017 at 8:35 a.m. One 10/19/2017 the Woonsocket Tax Collector conveyed tax title to the City of Woonsocket for the amount of $149,182.84.

Liens

1) Book 2281 at Page 326 Property Lien for Cleaning/Clearing the property, City of Woonsocket vs. Woonsocket Main Street Developers, LLC regarding 162 Main Street, Woonsocket, RI, recorded 05/01/2017 at 8:55 a.m.

2) Book 2325 at Page 18 Property Lien for Boarding/Securing Property, City of Woonsocket vs. Woonsocket Main Street Developers, LLC regarding 162 Main Street, Woonsocket, RI, recorded 11/29/2017 at 10:39 a.m.

3) Book 2626 at Page 102 Property Lien for Fencing Installation and Rental Fees, City of Woonsocket vs. Woonsocket Main Street Developers, LLC regarding 162 Main Street, Woonsocket, RI, recorded 05/28/2021 at 9:35 a.m.

ADDRESSES

Woonsocket Main Street Developers, LLC (Owner)
91 Saxon Street
Fall River, MA 02720

Janice A. Morneau (Mortgage Holder)
8 Scott Street
Pawtucket, RI 02860

City of Woonsocket (Tax Title)
Attn: Finance Department
169 Main Street
Woonsocket, RI 02895

INST: 00124005
Bk: 1521 Pg: 273

✓

WARRANTY DEED

Joseph Romano, of 66 Charles Street, City of Boston, Commonwealth of Massachusetts, for consideration paid, grants to **Woonsocket Main Street Developers, LLC,** a Rhode Island Limited Liability Company, with an address of P.O. Box 208, Seekonk, Commonwealth of Massachusetts, with **WARRANTY COVENANTS**:

All that certain lot, or parcel of land, with the buildings and improvements thereon, located on the northwesterly side of Main Street and the southerly side of High Street, in the City of Woonsocket, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at a point on said Main Street three hundred thirty-five and 64/100 (335.64) feet, more or less, northeasterly from its intersection with the easterly line of Ascension Street at the dividing line between the premises hereby described and land now or formerly of Woonsocket Hospital; thence northwesterly forming an interior angle of 87 degrees 44' with said Main Street, bounding southwesterly in part on said Woonsocket Hospital Land an in part on land now or formerly of Woonsocket Institution for Savings one hundred forty-nine and 33/100 (149.33) feet to a corner; thence turning an angle of 180 degrees 11' and running northerly still bounding westerly on said Woonsocket Institution for Savings land ninety-eight and 71/100 (98.71) feet, to the southerly line of High Street; thence turning an angle of 90 degrees and running easterly bounding northerly on said High Street; thence continuing in the same course still bounding northerly on High Street twelve (12) feet to the northwesterly corner of land now or formerly of Ariel B. Edwards, et als, thence turning and running southerly bounding easterly on said Edwards land ninety-eight and 64/100 (98.64) feet to a corner; thence turning and running southeasterly bounding northeasterly on said Edwards land one hundred and running southwesterly bounding southeasterly on said Main /street seven and 99/100 (7.99) feet to a corner; thence turning an exterior angle of 167 degrees 53' 47" and continuing southwesterly still bounding southeasterly on said Main Street fifty-eight and 41/100 (58.41) feet to the point and place of beginning.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

IN WITNESS WHEREOF, the undersigned has hereunto set my hand and seal this 12th day of April, 2006.

JOSEPH ROMANO

TAX $ 1600.00
DATE 4/13/06
RECORDER SL
CITY OF WOONSOCKET

009328

REAL ESTATE CONVEYANCE TAX

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on this 12th day of April, 2006, before me personally appeared Joseph Romano to me known and known to me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed.

NOTARY PUBLIC
My Commission Expires: 6/19/09
Richard W Morneau

PROPERTY ADDRESS:

162 MAIN STREET
WOONSOCKET, RI
AP 14U LOT 400

Received in Woonsocket R.I.
Date Apr 13,2006 Time 12:11:37P
Pauline S. Paseur, City Clerk

MORTGAGE AND SECURITY AGREEMENT
And
Financing Statement

Woonsocket Main Street Developers, LLC, a limited liability company organized and existing under the laws of Rhode Island with a mailing address of 91 Saxon Street, Fall River, MA 02720 (hereinafter referred to as "Mortgagor", which term shall include its successors and assigns), for consideration paid, grants to **Janice A. Morneau**, , with a mailing address of 8 Scott Street, Pawtucket, RI 02860 (hereinafter together referred to as "Lender", which term shall include its successors and assigns), with MORTGAGE COVENANTS, upon the STATUTORY CONDITION and with the STATUTORY POWER OF SALE to secure (i) the payment of SIXTEEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS ($16,750.00), with interest thereon, payable as provided in Mortgagor's promissory note of even date executed by Mortgagor whether now or hereafter advanced, as such may be modified, extended, renewed or amended (the "Note"); (ii) Mortgagor's obligations under any Collateral Assignment of Lessor's Interest in Leases, Rents and Profits, also of even date, entered into in connection herewith; (iii) all other obligations contained in or created under the Note or in or under any loan or security agreement or any other instruments, documents or undertakings given or entered into as security for or in connection with the Note; (iv) any and all other non-consumer notes or obligations of Mortgagor to Lender whether given in connection with the Note or not; and (v) all covenants and agreements contained herein (all of the above enumerated obligations, as any of the same may be from time to time amended or extended, jointly and severally constituting the "Obligations" as that term is used herein and in any instrument, document or undertaking included within the term "Obligations"), the collateral hereinafter specified.

The Note provides for monthly payments with the full debt due, if not paid earlier, on June 24, 2009 and otherwise in accordance with the Note.

1. THE COLLATERAL. The following items constitute the Collateral given to secure the Obligations hereunder and shall be included within the word "Collateral" as used herein:

1.1 LAND. The land and buildings known as 162 Main Street, Woonsocket, RI 02895, as described in Schedule "A" attached hereto and forming a part hereof, together with all rights, easements and other appurtenances thereto (all of which, together with all other items of Collateral to the extent that context permits, are hereinafter referred to as the "Premises").

1.2 STRUCTURES, FIXTURES, AND IMPROVEMENTS. Insofar as the same are or can, by agreement of the parties, be made a part of the realty, all buildings, structures and improvements, fixtures, equipment and appliances, personal property, goods, supplies and materials now or hereafter erected on or affixed to the Premises or appurtenant to the Premises, used or intended to be used in connection therewith all machinery, apparatus and equipment for the production and distribution of heated and cooled air, including oil and gas burners, furnaces and boilers, heat pumps, solar heating apparatus, air conditioning units, heating and air conditioning controls, fuel storage tanks, bins and other fuel facilities, hot water heaters, all kitchen, bathroom and plumbing fixtures, machinery, equipment, apparatus and facilities, ovens, stoves, refrigerators,

Recorded 6/25/08 @ 12:36 PM

COLLECTOR'S RETURN

The undersigned, **Christine Chamberland, City Director of Finance** for the **City of Woonsocket**, in accordance with provisions of Title 44 Chapter 9 Section 13 of the General Laws of The State of Rhode Island, 1956, as amended makes this her return of sales of real estate in the **City of Woonsocket** for non-payment of taxes, water and/or assessments, held on the **26th day of August 2022 at 10:00 a.m.** local time, as follows:

All real estate in said Town upon which the taxes, water and/or assessments assessed **December 31, 2020** and prior years were due and unpaid were duly levied upon by said City Director of Finance according to law.

Said City Director of Finance caused to be published once, at least three weeks prior to the date of the advertised sale, to wit: On **4th day of August 2022 in the Woonsocket Call** published in the County of Providence, State of Rhode Island a daily newspaper, and did advertise a statement concerning the time and place of the sale and giving a full description of the real estate liable for payment of taxes with the names of the persons against whom the real estate was assessed with a list of the parcel or parcels to be offered for sale by Assessor's description and that said estates described in said published notice or so much thereof as would pay the tax with interest, costs and expenses, would be sold at public auction to be held in the **City of Woonsocket City Hall located at 169 Main Street Woonsocket, RI**, on the **26th day of August 2022 at 10:00 a.m. local time,** and thereafter did publish a formal legal notice between the date of original advertisement and the time of sale specified therein, to wit: **August 11, 2022, August 18, 2022 and August 25, 2022** all in accordance with the statute in such case made and provided. Stating that the City Director of Finance would sell at public auction the real estate thus advertised, which notice included reference to the original advertisement and did also cause notice of the time and place of sale to issue to the persons to whom said estates were taxed. Said notices were served 20 or more days previous to the day of sale, in accordance with the statutory provisions pertaining to such service, and did post up notices in two public places in said **City of Woonsocket** to wit: **City of Woonsocket Bulletin Board and the Woonsocket Harris Public Library**, both located in the City of Woonsocket, Rhode Island.

On **26th day of August 2022 at 10:00 a.m. local time,** the sale was held in accordance with the aforesaid notices and at the time and place stated therein. The person accepting the smallest portion of each estate sold was considered the highest bidder. The following lots taxed to the person or persons hereinafter described set forth below were offered for sale and were sold to the highest bidder for the total amount of the tax plus interest, costs and expenses thereon:

Estate Taxed to: ESTATE OF PHILLIP LIZOTTE JR & CITY OF WOONSOCKET **Property Location:** 9 SCOTIA STREET WOONSOCKET RI **Parcel Identification Number:** 014-299-046 **Sold to:** CITY OF WOONSOCKET **Sale Price:** $2135.45 **Percentage sold:** 100% **Title Code: 3**	**Estate Taxed to:** BEVERLY GIRARD & CITY OF WOONSOCKET **Property Location:** 4 ROYAL AVENUE WOONSOCKET RI **Parcel Identification Number:** 010-196-054 **Sold to:** CITY OF WOONSOCKET **Sale Price:** $7302.36 **Percentage sold:** 100% **Title Code: 7**	**Estate Taxed to:** RENE ST PIERRE & CITY OF WOONSOCKET **Property Location:** 96 CHESTNUT STREET WOONSOCKET RI **Parcel Identification Number:** [illegible] **Sold to:** CITY OF WOONSOCKET **Sale Price:** [illegible] **Percentage sold:** [illegible] **Title Code: 24**
Estate Taxed to: WILLIAM J OCOIN JR & CLAIRE H OCOIN & CITY OF WOONSOCKET **Property Location:** 9 CHESTNUT STREET WOONSOCKET RI **Parcel Identification Number:** 001-232-012 **Sold to:** CITY OF WOONSOCKET **Sale Price:** $5610.14 **Percentage sold:** 100% **Title Code: 29**	**Estate Taxed to:** P J O'DONNELL + SONS INC & CITY OF WOONSOCKET **Property Location:** 47 SUNNYSIDE AVENUE WOONSOCKET RI **Parcel Identification Number:** 008-047-020 **Sold to:** CITY OF WOONSOCKET **Sale Price:** $269469.55 **Percentage sold:** 100% **Title Code: 33**	**Estate Taxed to:** P J O'DONNELL + SONS INC & CITY OF WOONSOCKET **Property Location:** 92 SUNNYSIDE AVENUE WOONSOCKET RI **Parcel Identification Number:** 010-047-320 **Sold to:** CITY OF WOONSOCKET **Sale Price:** $19474.55 **Percentage sold:** 100% **Title Code: 34**

Estate Taxed to:
JENNIE MOUSSEAU & RESERVOIR ADVENTURES LLC
Property Location:
84 BERNRE AVENUE
WOONSOCKET RI
Parcel Identification Number:
04A-176-026
Sold to:
TITLE INVESTMENT CO RIGP
Sale Price:
$25748.53
Percentage sold:
100%
Title Code: 98

Estate Taxed to:
ONYX REALTY HOLDINGS GROUP LLC
Property Location:
0 FAIRMOUNT STREET
WOONSOCKET RI
Parcel Identification Number:
06B-154-019
Sold to:
CITY OF WOONSOCKET
Sale Price:
$7261.25
Percentage sold:
100%
Title Code: 97

Estate Taxed to:
LEROY A SHELTON & ELIZABETH SHELTON & CITY OF WOONSOCKET
Property Location:
0 SAYLES STREET
WOONSOCKET RI
Parcel Identification Number:
09A-152-020
Sold to:
CITY OF WOONSOCKET
Sale Price:
$11014.86
Percentage sold:
100%
Title Code: 100

Estate Taxed to:
LEROY A SHELTON & ELIZABETH SHELTON & CITY OF WOONSOCKET
Property Location:
0 SAYLES STREET
WOONSOCKET RI
Parcel Identification Number:
09A-133-019
Sold to:
CITY OF WOONSOCKET
Sale Price:
$19368.47
Percentage sold:
100%
Title Code: 101

Estate Taxed to:
EDWARD A CIANCI & CITY OF WOONSOCKET
Property Location:
0 SAYLES STREET
WOONSOCKET RI
Parcel Identification Number:
09A-146-031
Sold to:
CITY OF WOONSOCKET
Sale Price:
$10592.19
Percentage sold:
100%
Title Code: 102

Estate Taxed to:
EMC MORTGAGE CORPORATION & CITY OF WOONSOCKET
Property Location:
0 HOPE STREET
WOONSOCKET RI
Parcel Identification Number:
06B-215-029
Sold to:
CITY OF WOONSOCKET
Sale Price:
$5705.23
Percentage sold:
100%
Title Code: 104

Estate Taxed to:
JOSEPH N CASSIERE
Property Location:
555 PROVIDENCE STREET
WOONSOCKET RI
Parcel Identification Number:
10B-164-013
Sold to:
JUTONUS LLC
Sale Price:
$6409.08
Percentage sold:
100%
Title Code: 111

Estate Taxed to:
JOSEPH N CASSIERE
Property Location:
545 PROVIDENCE STREET
WOONSOCKET RI
Parcel Identification Number:
10B-165-012
Sold to:
ANNISTON LEASING LLC
Sale Price:
$4503.45
Percentage sold:
100%
Title Code: 112

Estate Taxed to:
RTK REALTY CO/PA & CITY OF WOONSOCKET
Property Location:
0 ALLEN STREET
WOONSOCKET RI
Parcel Identification Number:
14G-114-014
Sold to:
CITY OF WOONSOCKET
Sale Price:
$1296.749
Percentage sold:
100%
Title Code: 194

Estate Taxed to:
BELMOR REALTY INC & CITY OF WOONSOCKET
Property Location:
0 FOUNTAIN STREET
WOONSOCKET RI
Parcel Identification Number:
14U-114-015
Sold to:
CITY OF WOONSOCKET
Sale Price:
$7734.93
Percentage sold:
100%
Title Code: 211

Estate Taxed to:
ESTATE OF PAUL R MESPOLO & CITY OF WOONSOCKET
Property Location:
0 RIVER STREET
WOONSOCKET RI
Parcel Identification Number:
14N-052-010
Sold to:
CITY OF WOONSOCKET
Sale Price:
$23885.90
Percentage sold:
100%
Title Code: 213

Estate Taxed to:
ESTATE OF PAUL R MESPOLO & CITY OF WOONSOCKET
Property Location:
0 RIVER STREET
WOONSOCKET RI
Parcel Identification Number:
14N-052-011
Sold to:
CITY OF WOONSOCKET
Sale Price:
$19517.67
Percentage sold:
100%
Title Code: 214

Estate Taxed to:
WOONSOCKET MAIN STREET DEVELOPERS LLC & CITY OF WOONSOCKET
Property Location:
162 MAIN STREET
WOONSOCKET RI
Parcel Identification Number:
14U-403-006

Estate Taxed to:
DAVID REITZAS & CITY OF WOONSOCKET
Property Location:
63 UNION STREET
WOONSOCKET RI
Parcel Identification Number:
15U-012-023
Sold to:

Estate Taxed to:
LA 10 LIMITED LLC
Property Location:
512 FRONT STREET
WOONSOCKET RI
Parcel Identification Number:
15U-129-025
Sold to:
MICHAEL CUNHA

Recorded 9/1/22 @ 10:42 Am

COLLECTOR'S RETURN

The undersigned, **Christine Chamberland**, Finance Director, for the City of Woonsocket, in accordance with provisions of Title 44 Chapter 9 Section 13 of the General Laws of The State of Rhode Island, 1956, as amended makes this her return of sales of real estate in the City of Woonsocket, for non-payment of real estate taxes, water, sewer and/or assessments held on the **19th day of October 2017 at 10:00 a.m.**, as follows:

All real estate in said City upon which the real estate taxes, water, sewer and/or assessments assessed **December 31, 2016** and prior years were due and unpaid were duly levied upon by said Finance Director according to law.

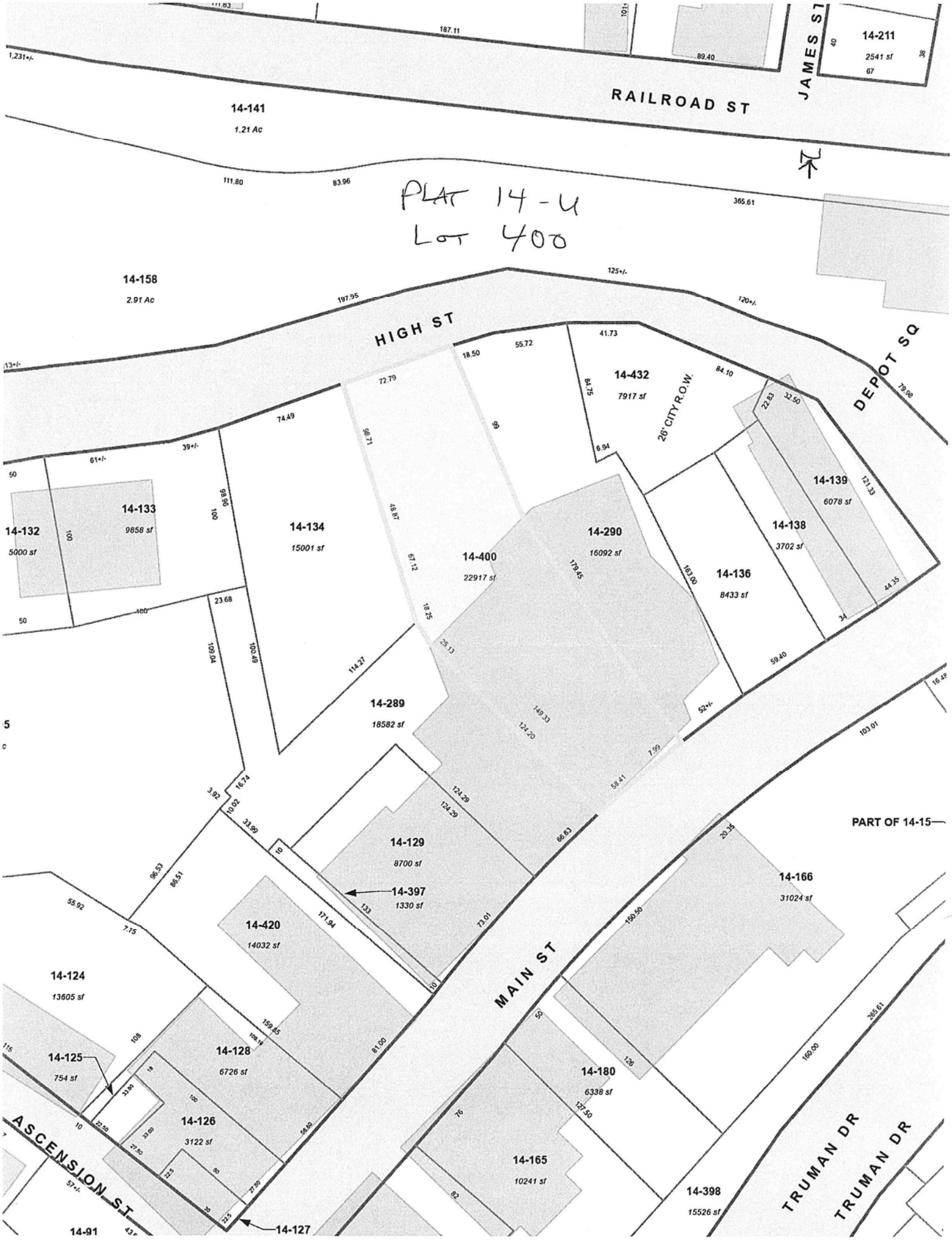
Said Finance Director caused to be published once, at least three weeks prior to the date of the advertised sale, to wit: On the **26th day of September 2017** in **The Woonsocket Call, a daily newspaper** published in the, County of Providence, State of Rhode Island, and did advertise a statement concerning the time and place of the sale and giving a full description of the real estate liable for payment of real estate taxes, water, sewer and/or assessments with the names of the persons against whom the real estate was assessed with a list of the parcel or parcels to be offered for sale by Assessor's description and that said estates described in said published notice or so much thereof as would pay the tax with interest, costs and expenses would be sold at public auction to be held in the **Harris Hall located on the 3rd floor in the City Hall at 169 Main Street, Woonsocket, Rhode Island 02895**, on the **19th day of October 2017 at 10:00 a.m.** local time, and thereafter did publish a formal legal notice between the date of original advertisement and the time of sale specified therein, to wit: **October 4th, October 11th and October 18th 2017**, all in accordance with the statute in such case made and provided, stating that the Finance Director would sell at public auction the real estate thus advertised, which notice included reference to the original advertisement and did also cause notice of the time and place of sale to issue to the persons to whom said estates were taxed. Said notices were served 20 or more days previous to the day of sale, in accordance with the statutory provisions pertaining to such service, and did post up notices in three public places in said City of Woonsocket to wit: **Harris Public Library, the City of Woonsocket website and in the City Hall Lobby**, all located in the City of Woonsocket, Rhode Island.

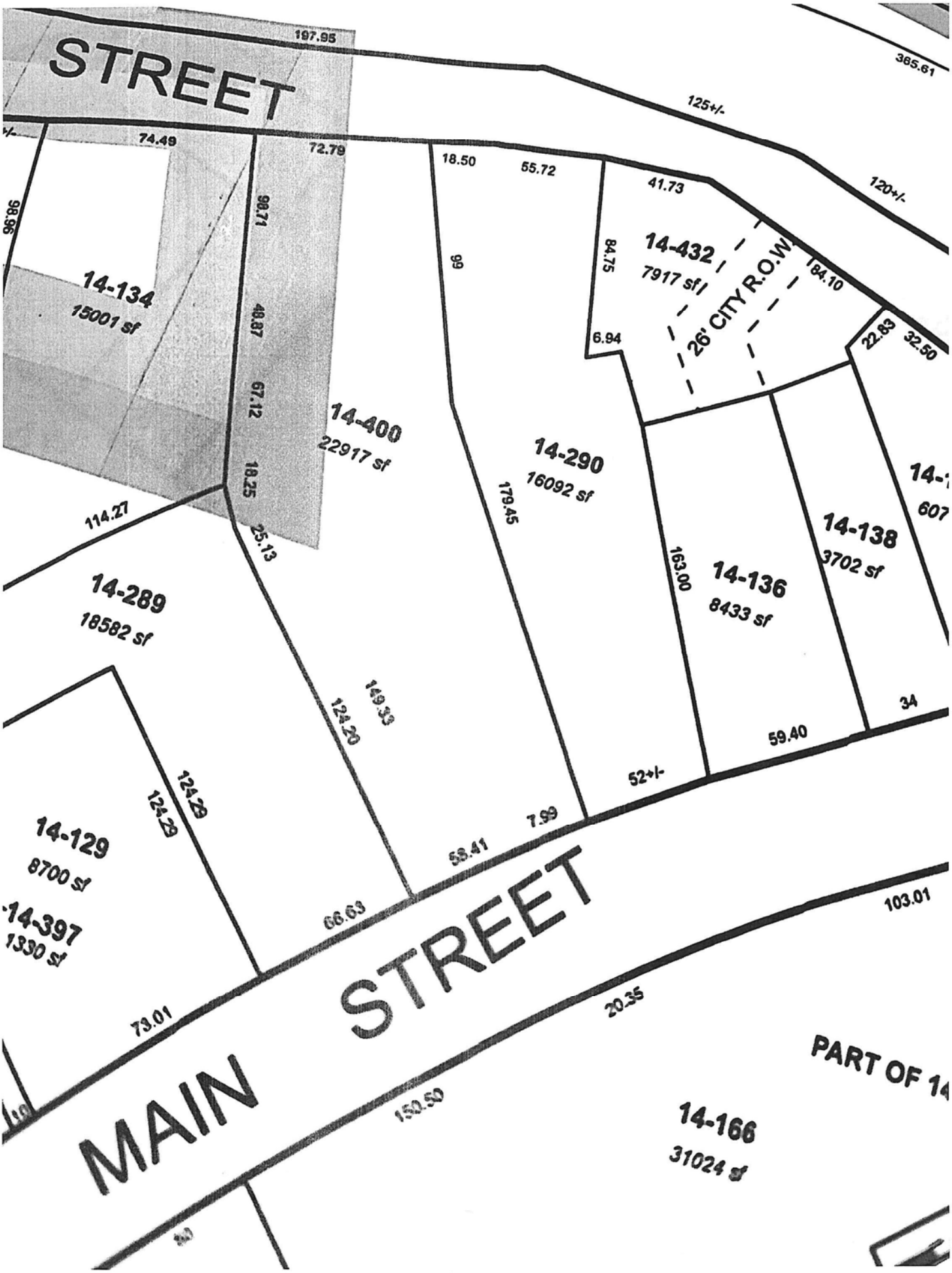
On 19th day of October 2017 at 10:00 a.m., the sale was held in accordance with the aforesaid notices and at the time and place stated therein. The person accepting the smallest portion of each estate sold was considered the highest bidder. The following lots taxed to the person or persons hereinafter described set forth below were offered for sale and were sold to the highest bidder for the total amount of the real estate tax, water, sewer and/or assessments plus interest, costs and expenses thereon.

RECEIVED
[illegible]
Treasury
[illegible]

Estate Taxed to: RJK REALTY CORP **Property Location:** ALLEN STREET **Parcel Identification Number:** 14E-175-015 **Sold To:** City of Woonsocket **Sale Price: $** 46245.17 **Percentage Sold: 100%**	**Estate Taxed to:** RJK REALTY CORP **Property Location:** 58 ALLEN STREET **Parcel Identification Number:** 14E-177-017 **Sold To:** City of Woonsocket **Sale Price: $** 86287.58 **Percentage Sold: 100%**	**Estate Taxed to:** WOONSOCKET MAIN STREET DEVELOPERS LLC **Property Location:** 162 MAIN STREET **Parcel Identification Number:** 11B-406-006 **Sold To:** City of Woonsocket **Sale Price: $** 145192.84 **Percentage Sold: 100%**
Estate Taxed to: GERALD M LACHAPELLE **Property Location:** 226 FRONT STREET **Parcel Identification Number:** 15L-198-027 **Sold To:** Casey Realty, a RIGP **Sale Price: $** 18361.54 **Percentage Sold: 100%**	**Estate Taxed to:** PLUMBERS PROPERTIES **Property Location:** 110 TRANSIT STREET **Parcel Identification Number:** 16L-048-021 **Sold To:** Reservoir Adventures LLC **Sale Price: $** [illegible] **Percentage Sold: 100%**	**Estate Taxed to:** DAVID E & LINDA A LAKOSKIL **Property Location:** 520 SUMMER STREET **Parcel Identification Number:** 19A-286-015 **Sold To:** Cost Process RIGP **Sale Price: $** 12649.71 **Percentage Sold: 100%**
Estate Taxed to: BOISCLAIR REALTY LLC **Property Location:** 459 RATHBUN STREET **Parcel Identification Number:** 21B-150-039 **Sold To:** City of Woonsocket **Sale Price: $** 37186.31 **Percentage Sold: 100%**	**Estate Taxed to:** YOUSSEF SNOUSSI **Property Location:** 230 GROVE STREET **Parcel Identification Number:** 23L-347-004 **Sold To:** Reservoir Adventures LLC **Sale Price: $** 25386.150 **Percentage Sold: 100%**	**Estate Taxed to:** BERNON HEIGHTS **Property Location:** IRVING AVENUE **Parcel Identification Number:** 24D-193-021 **Sold To:** City of Woonsocket **Sale Price: $** [illegible] **Percentage Sold: 100%**
Estate Taxed to: BERNON HEIGHTS **Property Location:** IRVING AVENUE **Parcel Identification Number:** 24D-194-030 **Sold To:** City of Woonsocket **Sale Price: $** 14216.40 **Percentage Sold: 100%**	**Estate Taxed to:** BERNON HEIGHTS **Property Location:** IRVING AVENUE **Parcel Identification Number:** 24D-195-036 **Sold To:** City of Woonsocket **Sale Price: $** 14216.40 **Percentage Sold: 100%**	**Estate Taxed to:** BERNON HEIGHTS **Property Location:** IRVING AVENUE **Parcel Identification Number:** 24D-196-038 **Sold To:** City of Woonsocket **Sale Price: $** 14216.40 **Percentage Sold: 100%**

Recorded 10/27/17 @ 8:35 Am


PLAT 14-4
LOT 400
RAILROAD ST
JAMES ST
14-211
2541 sf
14-141
1.21 Ac
14-158
2.91 Ac
HIGH ST
DEPOT SQ
14-432
7917 sf
26' CITY R.O.W.
14-132
5000 sf
14-133
9858 sf
14-134
15001 sf
14-400
22917 sf
14-290
16092 sf
14-139
6078 sf
14-138
3702 sf
14-136
8433 sf
14-289
18582 sf
14-129
8700 sf
14-397
1330 sf
14-420
14032 sf
14-124
13605 sf
14-125
754 sf
14-128
6726 sf
14-126
3122 sf
14-127
14-91
ASCENSION ST
MAIN ST
14-166
31024 sf
14-180
6338 sf
14-165
10241 sf
14-398
15526 sf
TRUMAN DR
TRUMAN DR
PART OF 14-15



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162 MAIN STREET

Location	162 MAIN STREET	**Mblu**	14/U / 400/ 6/
Acct#	00400434	**Owner**	WOONSOCKET MAIN STREET DEVELOP
PBN		**Assessment**	$378,800
Appraisal	$378,000	**PID**	4641
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$318,900	$59,100	$378,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$319,700	$59,100	$378,800

Owner of Record

Owner	WOONSOCKET MAIN STREET DEVELOP	**Sale Price**	$0
Co-Owner	ERS LLC	**Certificate**	
Address	91 SAXON STREET	**Book & Page**	1921/53
	FALL RIVER, MA 02720-7418	**Sale Date**	06/29/2011
		Instrument	1E

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WOONSOCKET MAIN STREET DEVELOP	$0		1921/53	1E	06/29/2011
SPRAGUE THOMAS R	$0		1920/220	1N	06/27/2011
WOONSOCKET MAIN STREET DEVELOP	$0		1920/220	1N	06/27/2011
SPRAGUE THOMAS R	$0		1874/157	1N	08/11/2010
ST JEAN BAPTISTE REALTY RIGP	$0		1818/059	1N	08/06/2009

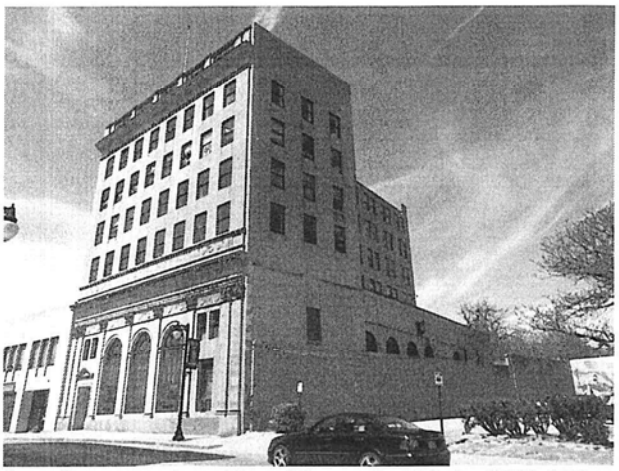
Building Information

Building 1 : Section 1

Year Built:	1937
Living Area:	35,986
Replacement Cost:	$2,621,706
Building Percent Good:	10
Replacement Cost Less Depreciation:	$262,200

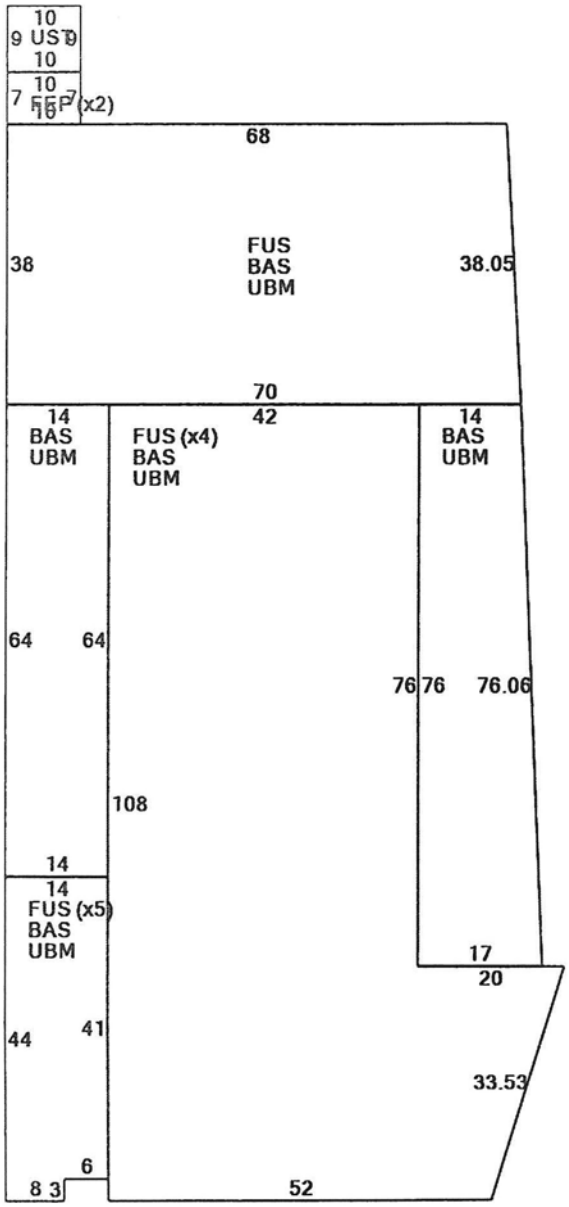
Building Attributes	
Field	**Description**
Style:	Office Bldg
Model	Comm/Ind
Grade	Average
Stories:	5
Occupancy	2.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Stone/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Steam
AC Type	Unit/AC
Struct Class	
Bldg Use	LRG BUS M94
Total Rooms	
Total Bedrms	0
Total Baths	0
1st Floor Use:	3333
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	15.00

Building Photo



(https://images.vgsi.com/photos/WoonsocketRIPhotos//5269.JPG)

Building Layout



(ParcelSketch.ashx?pid=4641&bid=4641)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	25,676	25,676
BAS	First Floor	10,310	10,310
FEP	Enclosed porch	140	0
UBM	Basement, Unfinished	10,310	0
UST	Utility, Storage, Unfinished	90	0
		46,526	35,986

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ3	Mezzanine w/Partitions	544.00 S.F.	$1,000	1
MEZ2	Mezzanine-Finished	1178.00 S.F.	$1,400	1
NDP	Night Deposit	1.00 UNITS	$600	1
VLT3	Vault - Excellent	400.00 S.F.	$6,000	1
VLT3	Vault - Excellent	192.00 S.F.	$2,900	1
VLT3	Vault - Excellent	320.00 S.F.	$4,800	1
ELV1	Elevator - Passenger	5.00 STOP	$10,000	1
ELV1	Elevator - Passenger	5.00 STOP	$10,000	1
ELV2	Elevator - Freight	6.00 STOP	$12,000	1
FES	Fire Escape	1.00 UNITS	$0	1

Land

Land Use

Use Code	3333
Description	LRG BUS M94
Zone	C1
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.53
Frontage	0
Depth	0
Assessed Value	$59,100
Appraised Value	$59,100

lblIndfront

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving - Asphalt			8000.00 S.F.	$8,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total

2022	$318,900	$59,100	$378,000
2021	$344,500	$57,700	$402,200
2020	$344,500	$57,700	$402,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$319,700	$59,100	$378,800
2021	$344,500	$57,700	$402,200
2020	$344,500	$57,700	$402,200

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