

MINI PROPERTY REPORT

10 Newbridge Ave, Woburn, MA 01801



Presented by

Veronica McManus

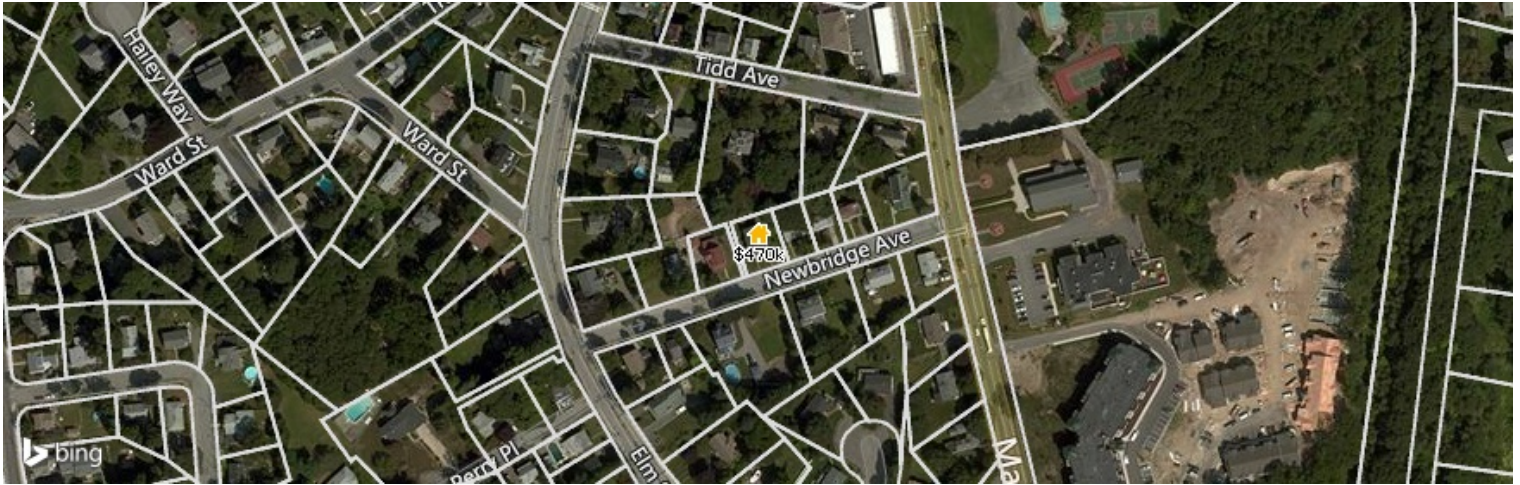
Thank you for trusting me to manage this important event!

#55

1 Michigan Ave.
Chicago, IL 60611

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10 Newbridge Ave, Woburn, MA 01801



Legend: 🏠 Subject Property

FOR SALE

Active: 6/10/2016

List Price

\$469,900

Last Price Update: –
Days in RPR: 65

Current Estimated Value

\$470,020

Last RVM® Update: 7/10/2016

RVM® Est. Range: \$432,419 – \$507,621

RVM® Confidence: ★★★★★

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

NEW DRIVEWAY JUST COMPLETED!!! Now off street parking for 4+ cars. Classic 3-4 bedroom, 3 bath Colonial located on a quiet one-way street in a great North Woburn location. This very well maintained home has only had two owners! Gleaming hardwood floors, natural woodwork, built-in cabinetry, and stained glass accents are just some of the inviting features. A recently added addition includes a first floor laundry and a second floor master bedroom suite with cathedral ceiling, double closets, ceiling fan, and plenty of windows offering natural light. The Master bath has a Jacuzzi tub, over-sized shower and double sinks; it is also accessible to another bedroom. There is a pull down to attic space for storage, and natural gas for 3 zone heat and hot water. The enclosed front porch and rear farmer's porch offer wonderful areas to relax. A "stone's throw" down the hill is a public park, tennis courts, pool and ball field. Convenient to shopping, schools, highways and public transportation.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Detached	-
Bedrooms	3	4	-
Total Baths	2	3	-
Full Baths	2	3	-
Living Area (sq ft)	2,072	2,072	-
Lot Size	6,300 sq ft	6,300 sq ft	-
Lot Dimensions	6300 SF	-	-
Year Built	1920	1920	-
Total Rooms	8	8	-
Style	Conventional	Colonial	-
Roofing	Asphalt	Asphalt/F-Glass Shingle	-
Heating	Hot Water	Hot Water Baseboard, Hot Water Radiators, Gas	-
Cooling	-	None	-
Fireplaces	1	1	-
Basement	B	Full, Walk-Out, Concrete Floors	-
Foundation	-	Fieldstone	-
Construction	Stone	Frame	-
Exterior Walls	Wood Siding	Clapboard	-
Number of Buildings	1	-	-
Number of Units	1	-	-
Number of Stories	2 story with basement	-	-

Homeowner Facts

Owner Name (Public)	Patti, Annatte E
Mailing Address	10 Newbridge Ave Woburn MA 01801-1808
Owner Occupied	Y

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Range, Dishwasher, Refrigerator, Washer, Dryer
Basement	Full, Walk-Out, Concrete Floors
Bathroom	Shower Stall, Main Level, Electric Dryer Hookup, Washer Hookup
Bedroom	Hardwood Floors
Cooling	None
Dining	Custom Built Closet/Cabinets, Wood Flooring
Floor	Tile, Hardwood, Wood Laminate
Heating	Hot Water Baseboard, Hot Water Radiators, Gas
Kitchen	Wood Flooring
Laundry	Half Bath, Electric Dryer Hookup, Washer Hookup
Living	Fireplace, Wood Flooring

Interior Details

Heating Fuel Type	Oil
Lower/Basement	672 sq ft
Gross Area	3150 sq ft

Exterior Features

Construction	Frame
Energy	Insulated Windows, Storm Doors
Foundation	Fieldstone
Roof	Asphalt/F-Glass Shingle
Style	Colonial
Road	Public
Parking	Off Street Parking , Improved Driveway, Paved Driveway
Parking Spaces	4
Sewer	City/Town
Utilities	For Gas Dryer
Water	City/Town
General	Porch, Porch Screened, Gutters
Lot Size Features	Easements, Other - See Remarks

Exterior Details

Lot Size - Square Feet	6300 sq ft
Lot Size - Frontage Feet	0.0 sq ft
Lot Size - Depth Feet	0.0 sq ft
Lot Size - Acres	0.145 ac
Roof Type	GABLE OR HIP

Room Sizes

Master Bedroom	13x18	Dining Room	11x14
Bedroom	11x13	Living Room	18x13
Bedroom	18x13	Kitchen	10x10
Bedroom	8x8		

Location Details

Directions to Property	Main (Rt.38 N) to Elm St. to Newbridge Ave. (one-way st.)
Zoning	R1
Area Description	North Woburn
Walkability Score (out of 5)	Overall: 1.7 Amenity: 1.7 Leisure: 1.8

Other Details

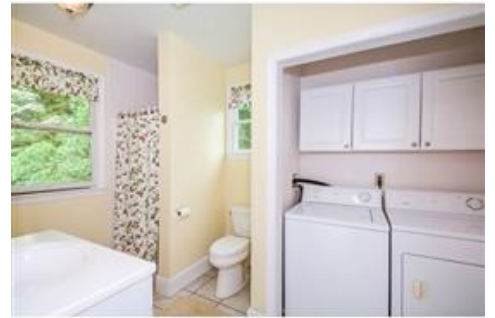
Building Condition	Average
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Homeowners Association Info

Association	No
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Property Photos





Property History

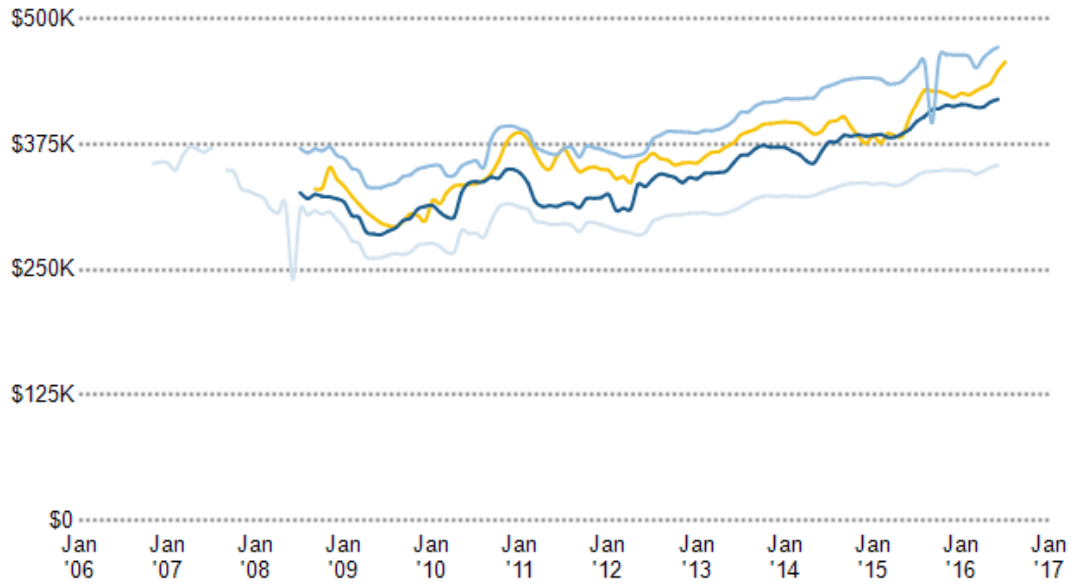
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 01801
- Middlesex County
- Massachusetts



Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$178,300	\$169,600	\$347,900	\$3,496
2015	\$172,500	\$158,500	\$331,000	\$3,366
2014	\$154,800	\$158,500	\$313,300	\$3,271
2013	\$154,800	\$158,500	\$313,300	\$3,258
2012	\$154,800	\$158,500	\$313,300	\$3,258
2011	\$154,800	\$158,500	\$313,300	\$3,227
2009	\$160,700	\$161,700	\$322,400	—
2008	\$164,100	\$175,700	\$339,800	—
2007	\$157,100	\$175,600	\$332,700	—

Legal Description

Parcel Number: WOBUM:18 B:10 L:11 U:00 Zoning: R1 Census Tract: 250173336.001002 Abbreviated Description: CITY/MUNI/TWP:WOBURN City/Municipality/Township: Woburn, MA 01801

Mortgage Records

Recording Date	3/19/2003	7/6/1993
Borrower Name	ANNETTE E PATTI	ANNETTE E PATTI
Lender Name	CAMBRIDGE SAVINGS BANK	ABBNEY FINCL CORP
Lender Type	Bank	Mortgage company
Loan Amount	\$100,000	\$97,000
Document Number	23	—