

Town of Mount Washingt



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	PIPER MARTHA FAMULA				
Owner 2:					
Owner 3:					
Street 1:	BOX 327				
Street 2:					
Twn/City:	SO EGREMONT				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	01250		Type:		

PREVIOUS OWNER

Owner 1:	PIPER ALEXANDER III -				
Owner 2:	PIPER MARTHA -				
Street 1:	BOX 327				
Twn/City:	SO EGREMONT				
St/Prov:	MA	Cntry:		Own Occ:	
Postal:	01250		Type:		

NARRATIVE DESCRIPTION

This Parcel contains 20.692 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2002, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 1 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		17.692		ACRES EXCESS			0	3,500.	1.000	MW									61,922						61,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	503,000	11,400	20.692	207,000	721,400		
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card		503,000	11,400	20.692	207,000	721,400	
Total Parcel		503,000	11,400	20.692	207,000	721,400	
Source: Market Adj Cost		Total Value per SQ unit /Card: 221.42		/Parcel: 221.42			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	503,000	11400	20.692	207,000	721,400	721,400	YER	1/26/2018
2017	101	FV	474,600	11400	20.692	207,000	693,000	693,000	Year End Roll	5/5/2017
2016	101	FV	445,700	11400	20.692	207,000	664,100	664,100	Year End Roll	2/11/2016
2015	101	FV	450,600	11700	20.692	212,200	674,500	674,500	year end roll	1/15/2015
2014	101	FV	450,600	11700	20.692	212,200	674,500	674,500	Year End	8/7/2014
2013	101	FV	454,700	12000	20.692	212,200	678,900	678,900	COMMITMENT	5/30/2013
2012	101	FV	470,800	12200	20.692	212,200	695,200	695,200	final value	1/12/2012
2011	101	FV	470,800	12200	20.692	212,200	695,200	695,200	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIPER ALEXANDER	513-155		9/7/1982	CONVIENCE		1	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN
4/15/2003	MEASURED	105	DUANE ADAMS
6/15/2002	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	20.69200	Total SF/SM:	901343.50	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	206,977	SpI Credit:		Total:	207,000
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	2002	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	6	- CERAMIC TL
Sec Floors:	3	- HARDWOOD 50 %
Bsmnt Flr:	12	- CONCRETE
Bsmnt Gar:		
Electric:	2	- GOOD
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
4	GARAGE/L	D	Y	1	30X20	G	GD	2002	20.36	T	7	101			11,400		11,400

BATH FEATURES

Full Bath:	2	Rating: GOOD
A Bath:		Rating:
3/4 Bath:	1	Rating: GOOD
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: GOOD

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	3	Rating: GOOD
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD	- Good	6.9 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			6.9 %

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.93287295
Const Adj.:	1.02514994
Adj \$ / SQ:	102.328
Other Features:	37845
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	540289
Depreciation:	37280
Depreciated Total:	503009

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 1												
Lvl 2												
Lower												
Totals	RMS:	7	BRs:	3	Baths:	2	HB					

REMODELING

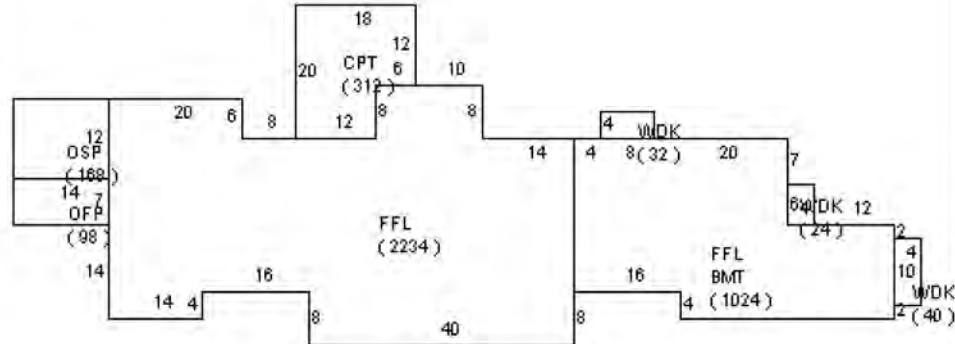
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 0.00000
Juris. Factor:		Val/Su Fin:	154.39	
Special Features:	0	Val/Su Net:	101.49	
Final Total:	503000	Val/Su SzAd:	154.39	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,258	102.330	333,384
BMT	BASEMENT	1,024	30.700	31,435
CPT	CARPORT	312	8.050	2,513
OSP	SCRN PORCH	168	17.890	3,005
OFP	OPEN PORCH	98	19.700	1,931
WDK	WOOD DECK	96	16.000	1,536
Net Sketched Area:		4,956	Total:	373,804
Size Ad	3258 Gross Area	4956	FinArea	3258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc