



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	WARREN R CANDEE, TRUSTEE OF THE
Owner 2:	CANDEE NOMINEE TRUST
Owner 3:	
Street 1:	212 HILLSDALE RD
Street 2:	
Twn/City:	GT BARRINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01230 Type:

PREVIOUS OWNER

Owner 1:	CANDEE WARREN + EVELYN E -
Owner 2:	-
Street 1:	212 HILLSDALE RD
Twn/City:	GT BARRINGTON
St/Prov:	MA Cntry
Postal:	01230

NARRATIVE DESCRIPTION

This Parcel contains 2.83 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2012, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 0 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		123274		SQUARE FESITE			0	1.11	1.048	MW									143,411						143,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	219,500		2.830	143,400	362,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 240.01						/Parcel: 240.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	219,500	0	2.83	143,400	362,900	362,900	YER	1/26/2018
2017	101	FV	207,000	0	2.83	143,400	350,400	350,400	Year End Roll	5/5/2017
2016	101	FV	207,000	0	2.83	143,400	350,400	350,400	Year End Roll	2/11/2016
2015	101	FV	211,200	0	2.83	148,600	359,800	359,800	year end roll	1/15/2015
2014	101	FV	190,100	0	2.83	148,600	338,700	338,700	Year End	8/7/2014
2013	101	FV	98,500	0	2.83	148,600	247,100	247,100	COMMITMENT	5/30/2013
2012	130	FV		0	2.83	148,600	148,600	148,600	final value	1/12/2012
2011	130	FV		0	2.83	148,600	148,600	148,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANDEE WARREN +	2398-112-		1/9/2017	CONVIENCE		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2012	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type: 5	- CAPE
Sty Ht: 1T	- 1T
(Liv) Units:	Total: 0
Foundation: 1	- CONCRETE
Frame: 1	- WOOD
Prime Wall: 12	- BOARD+BATT
Sec Wall: %	
Roof Struct: 1	- GABLE
Roof Cover: 1	- ASPHALT
Color: NATURAL	
View / Desir:	

BATH FEATURES

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

COMMENTS

NC=90% COMPLETE FY 2013 RECK FY 14 FOR COMPLETION/INSPECTION INTERIOR INFO EST..

GENERAL INFORMATION

Grade: C	- AVERAGE
Year Blt: 2012	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue: 1	Rating: AVERAGE

CONDO INFORMATION

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

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 2	
Lvl 1	
Lower	
Totals	RMs: 6 BRs: 3 Baths: 2 HB

INTERIOR INFORMATION

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

DEPRECIATION

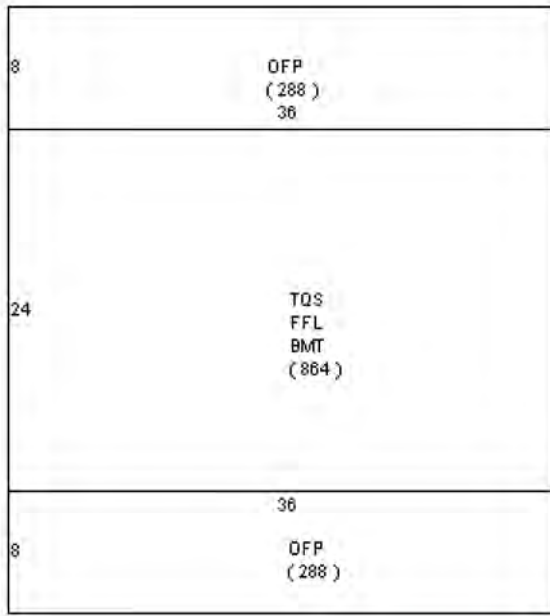
Phys Cond: GD - Good	2.0 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	2 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 6 3 M

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals	1	6	3

SKETCH

INTERIOR INFORMATION

Bsmnt Flr: 12	- CONCRETE
Bsmnt Gar:	
Electric: 2	- GOOD
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 2	- GAS
Heat Type: 3	- FORCED H/W
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.02857149
Const Adj.:	1.02010000
Adj \$ / SQ:	109.122
Other Features:	16980
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	223977
Depreciation:	4480
Depreciated Total:	219498

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 145.17
Special Features: 0				Val/Su Net: 74.36
Final Total:	219500			Val/Su SzAd 145.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	864	32.740	28,284	
FFL	1ST FLOOR	864	109.120	94,281	
TQS	3/4 STORY	648	103.670	67,175	
OFF	OPEN PORCH	576	11.440	6,591	
Net Sketched Area:	2,952	Total:	196,331		
Size Ad	1512	Gross Area	3168	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	

PARCEL ID

103

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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