

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City     |
|----|--------|---------------------------|
| 7  |        | WEST ST, MOUNT WASHINGTON |

OWNERSHIP

|           |                  |       |            |
|-----------|------------------|-------|------------|
| Owner 1:  | BRUNNER THOMAS L |       |            |
| Owner 2:  |                  |       |            |
| Owner 3:  |                  |       |            |
| Street 1: | 7 WEST ST        |       |            |
| Street 2: |                  |       |            |
| Twn/City: | MT WASHINGTON    |       |            |
| St/Prov:  | MA               | Cntry | Own Occ: Y |
| Postal:   | 01258            | Type: |            |

PREVIOUS OWNER

|           |  |       |  |
|-----------|--|-------|--|
| Owner 1:  |  |       |  |
| Owner 2:  |  |       |  |
| Street 1: |  |       |  |
| Twn/City: |  |       |  |
| St/Prov:  |  | Cntry |  |
| Postal:   |  |       |  |

NARRATIVE DESCRIPTION

This Parcel contains 12. ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl | 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     |          | 9           |                    | ACRES EXCESS   |           |           | 0          | 3,500.     | 1.000 | MW    |            |           |        |   |        |   |        |   | 31,500          |           |   |           |        |      | 31,500    |       |

|              |          |              |           |             |             |               |         |        |         |            |        |         |
|--------------|----------|--------------|-----------|-------------|-------------|---------------|---------|--------|---------|------------|--------|---------|
| Total AC/HA: | 12.00000 | Total SF/SM: | 522720.00 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | MT WASH | Total: | 176,555 | SpI Credit | Total: | 176,600 |
|--------------|----------|--------------|-----------|-------------|-------------|---------------|---------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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IN PROCESS APPRAISAL SUMMARY

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 255,000        | 7,100      | 12.000    | 176,600    | 438,700     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 184.64 |                |            |           |            |             | /Parcel: 184.64   |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date      |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2018   | 101 | FV  | 255,000    | 7100      | 12.       | 176,600    | 438,700     | 438,700       | YER           | 1/26/2018 |
| 2017   | 101 | FV  | 245,000    | 7100      | 12.       | 176,600    | 428,700     | 428,700       | Year End Roll | 5/5/2017  |
| 2016   | 101 | FV  | 249,700    | 7100      | 12.       | 176,600    | 433,400     | 433,400       | Year End Roll | 2/11/2016 |
| 2015   | 101 | FV  | 249,700    | 7100      | 12.       | 181,800    | 438,600     | 438,600       | year end roll | 1/15/2015 |
| 2014   | 101 | FV  | 249,700    | 7100      | 12.       | 181,800    | 438,600     | 438,600       | Year End      | 8/7/2014  |
| 2013   | 101 | FV  | 249,700    | 7100      | 12.       | 181,800    | 438,600     | 438,600       | COMMITMENT    | 5/30/2013 |
| 2012   | 101 | FV  | 284,300    | 4700      | 12.       | 181,800    | 470,800     | 470,800       | final value   | 1/12/2012 |
| 2011   | 101 | FV  | 284,300    | 4700      | 12.       | 181,800    | 470,800     | 470,800       | 2011 FV       | 8/26/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date     | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|----------|-----------|------------|---|-----|-------|-----------------|-------|
|         | 533-175   |      | 2/6/1963 |           |            | 0 | 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 | MEAS+INSPCTD | 316 | EVAN |

Sign: VERIFICATION OF VISIT NOT DATA

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:    |  |

PRINT

| Date     | Time     |
|----------|----------|
| 07/02/19 | 15:35:11 |

LAST REV

| Date     | Time     |
|----------|----------|
| 05/12/18 | 15:47:29 |

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