



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYAN CHRISTOPHER,E SR.
Owner 2:	
Owner 3:	
Street 1:	70 SPRUCE DR
Street 2:	
Twn/City:	TORRINGTON
St/Prov:	CT Cntry Own Occ: N
Postal:	06790 Type:

PREVIOUS OWNER

Owner 1:	MUSKRAT MARGARET -
Owner 2:	LARAGH JOHN -
Street 1:	PO BOX 274
Twn/City:	SO EGREMONT
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 2.595 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		113038.2		SQUARE FESITE			0	1.11	1.125	MW									141,138						141,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	74,200		2.595	141,100	215,300	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 152.05						/Parcel: 152.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	56,100	0	2.595	141,100	197,200	197,200	YER	1/26/2018
2017	101	FV	54,500	0	4.	148,600	203,100	203,100	Year End Roll	5/5/2017
2016	101	FV	63,700	0	4.	148,600	212,300	212,300	Year End Roll	2/11/2016
2015	101	FV	63,700	0	4.	153,800	217,500	217,500	year end roll	1/15/2015
2014	101	FV	103,100	0	4.	153,800	256,900	256,900	Year End	8/7/2014
2013	101	FV	128,900	0	4.	153,800	282,700	282,700	COMMITMENT	5/30/2013
2012	101	FV	128,900	0	4.	153,800	282,700	282,700	final value	1/12/2012
2011	101	FV	128,900	0	4.	153,800	282,700	282,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUSKRAT MARGARET	2340-13		1/8/2016	CHD>SALE	67500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2017	PERMIT VISIT	317	LISA QUACKEN
8/7/2014	FIELDREV CHG	317	LISA QUACKEN
11/11/2009	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 6 - COLONIAL
Sty Ht: 2A - 2A
(Liv) Units: 1 Total: 1
Foundation: 3 - MASONRY
Frame: 1 - WOOD
Prime Wall: 5 - ASBESTOS
Sec Wall: 12 - BOARD+BA 30 %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPHALT
Color: WHITE
View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 1900 Eff Yr Blt:
Alt LUC:
Jurisdct:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Fl: STD
Prim Int Wal 4 - SOLID WOOD
Sec Int Wall:
Partition: T - TYPICAL
Prim Floors: 2 - SOFTWOOD
Sec Floors:
Bsmnt Flr:
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: S
Heat Fuel: 2 - GAS
Heat Type: 12 - FLOOR FURN
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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AG - Avg-Good 34. %
Functional:
Economic:
Special: NC - NEWCON 35. %
Override:
Total: 57.36 %

CALC SUMMARY

Basic \$ / SQ: 104.00
Size Adj.: 1.04067802
Const Adj.: 0.95496786
Adj \$ / SQ: 103.357
Other Features: 11200
Grade Factor: 1.00
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 174055
Depreciation: 99838
Depreciated Total: 74217

COMMENTS

NC= RECK 6/19 FOR COMPLETION CONDITION.

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

REMODELING

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

RES BREAKDOWN

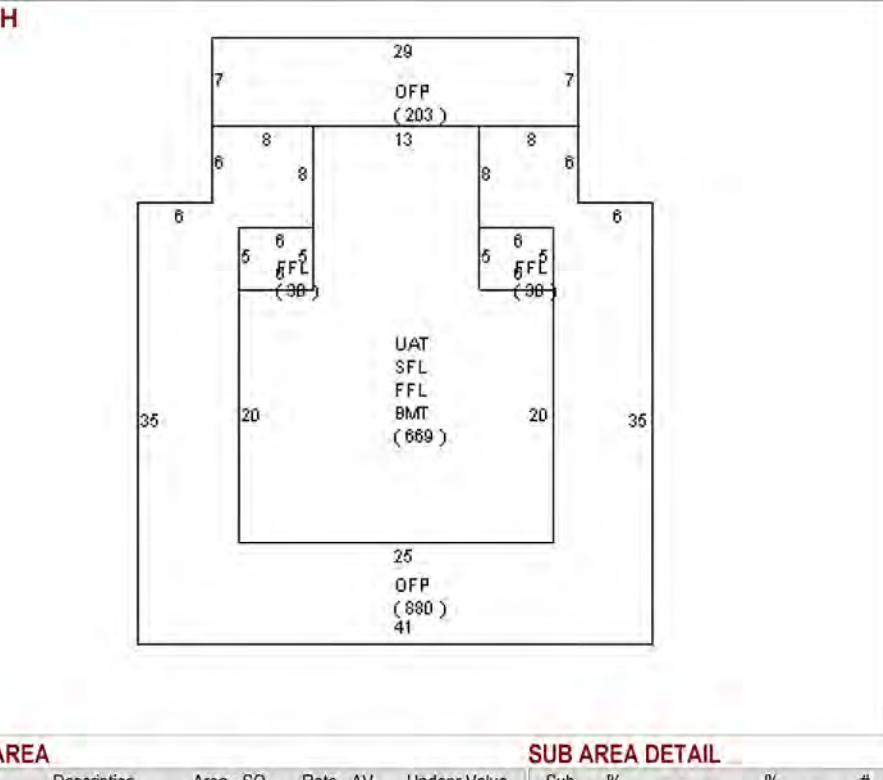
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val
Juris. Factor: Val/Su Fin: 52.40
Special Features: 0 Val/Su Net: 36.82
Final Total: 74200 Val/Su SzAd 52.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	747	103.360	77,207
SFL	2ND FLOOR	669	98.190	65,688
UAT	UNF ATTIC	234	15.500	3,630
OFF	OPEN PORCH	200	14.630	2,925
BMT	BASEMENT	165	31.010	5,116
Net Sketched Area: 2,015		Total:		154,566
Size Ad	1416 Gross Area	3110	FinArea	1416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	20				0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 109