

10 0 1
Map Block Lot

1 of 1 RESIDENTIAL
CARD **Town of Mount Washing**

TOTAL ASSESSED: 657,900
14!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		MOUNTAIN RD, MOUNT WASHINGTON

OWNERSHIP

Owner 1: Tobin, Brian C.	
Owner 2:	
Owner 3:	
Street 1: P.O. BOX 480	
Street 2:	
Twn/City: SO. EGREMONT	
St/Prov: MA	Cntry: Own Occ: Y
Postal: 01258	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 9.36 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		6.36		ACRES EXCESS			0	3,500.	1.000	MW									22,260						22,300	

Total AC/HA: 9.36000	Total SF/SM: 407721.59	Parcel LUC: 101 ONE FAM	Prime NB Desc MT WASH	Total: 167,315	Spl Credit	Total: 167,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: FY2019 apr 2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	482,400	8,100	9.360	167,400	657,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 201.13						/Parcel: 201.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	482,400	8100	9.36	167,400	657,900	657,900	YER	1/26/2018
2017	101	FV	459,500	8100	9.36	167,400	635,000	635,000	Year End Roll	5/5/2017
2016	101	FV	409,900	9200	9.36	167,400	586,500	586,500	Year End Roll	2/11/2016
2015	101	FV	414,700	9200	9.36	172,600	596,500	596,500	year end roll	1/15/2015
2014	101	FV	414,700	9200	9.36	172,600	596,500	596,500	Year End	8/7/2014
2013	101	FV	412,800	9200	9.36	172,600	594,600	594,600	COMMITMENT	5/30/2013
2012	101	FV	437,500	0	9.36	172,600	610,100	610,100	final value	1/12/2012
2011	101	FV	437,500	0	9.36	172,600	610,100	610,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Shapiro, Marjor	1712-232		7/28/2006	OTHER	975000	Yes	No			Erasin to Shapiro to Tobin
ERASIN INC	681-151		9/12/1988		117500	No	No			
SEEKONK DEVELOP	647-112		8/13/1987		260000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/1/1997		MANUAL	18,000					FIN BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEASURED	316	EVAN
5/15/1998	MEAS+INSPCTD	500	BOA

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	15:36:00

LAST REV

Date	Time
07/13/16	13:46:58
apro	
14	

GENERAL INFORMATION

Type:	9	-	CONTEMPORY
Sty Ht:	2A	-	2A
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:		%	
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+	-	GOOD (+)
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	1	-	DRYWALL	
Sec Int Wall:		%		
Partition:	T	-	TYPICAL	
Prim Floors:	4	-	CARPET	
Sec Floors:	3	-	HARDWOOD	50%
Bsmnt Flr:				
Bsmnt Gar:				
Electric:	3	-	TYPICAL	
Insulation:	2	-	TYPICAL	
Int vs Ext:	S			
Heat Fuel:	1	-	OIL	
Heat Type:	1	-	FORCED H/A	
# 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
2	SHED/FR	D	Y	1	8X12	A	AV	2005	4.04	T	30	101			300			300
12	POOL I-G	D	Y	1	16X36	A	AV	2005	19.34	T	30	101			7,800			7,800

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	-	Good	13.3%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				13.3%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.96573085
Const Adj.:	1.00500000
Adj \$ / SQ:	103.850
Other Features:	17400
Grade Factor:	1.57
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	556452
Depreciation:	74008
Depreciated Total:	482444

COMMENTS

RM CT ESTIMATED; POOL IRREGULAR SHAPE.

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:	9	BRs:	4	Baths:	2	HB						

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

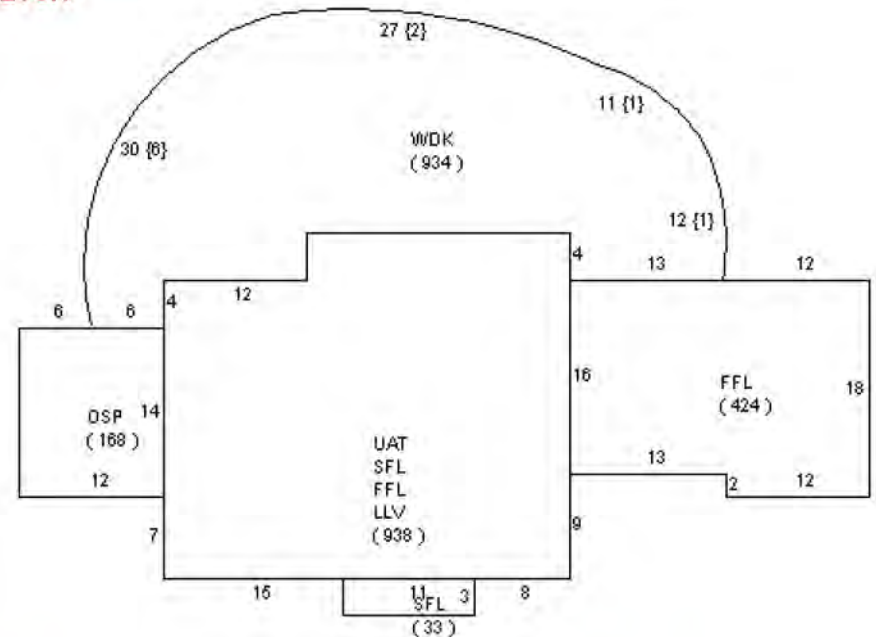
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	147.48	
Special Features:	0	Val/Su Net:	102.62	
Final Total:	482400	Val/Su SzAd:	206.77	

PARCEL ID

10 0 1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,362	103.850	141,444	
SFL	2ND FLOOR	971	98.660	95,796	
LLV	LOWR LEVEL	938	72.690	68,188	
WDK	WOOD DECK	934	7.070	6,604	
UAT	UNF ATTIC	328	15.580	5,114	
OSP	SCRN PORCH	168	17.890	3,005	
Net Sketched Area:		4,701	Total:	320,151	
Size Ad	2333	Gross Area	5311	FinArea	3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	0

IMAGE

AssessPro Patriot Properties, Inc

