



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COLD BROOK COLLABORATIVE,LLC
Owner 2:	C/O NAOMI SUNSHINE
Owner 3:	
Street 1:	406 16 TH ST
Street 2:	
Twn/City:	BROOKLYN
St/Prov:	NY Cntry Own Occ: Y
Postal:	11215 Type:

PREVIOUS OWNER

Owner 1:	ALLAN GERALD B -
Owner 2:	+ JOLAINE M -
Street 1:	121 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258-9710

NARRATIVE DESCRIPTION

This Parcel contains 20.104 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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		17.104		ACRES	EXCESS		0	3,500.	1.000	MW									59,864						59,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	534,300	6,800	20.104	205,000	746,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 152.70						/Parcel: 152.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	443,000	6800	20.104	205,000	654,800	654,800	YER	1/26/2018
2017	101	FV	421,900	6800	20.104	205,000	633,700	633,700	Year End Roll	5/5/2017
2016	101	FV	441,200	6900	20.104	205,000	653,100	653,100	Year End Roll	2/11/2016
2015	101	FV	441,200	6900	20.104	210,200	658,300	658,300	year end roll	1/15/2015
2014	101	FV	441,200	6900	20.104	210,200	658,300	658,300	Year End	8/7/2014
2013	101	FV	430,400	7000	20.104	210,200	647,600	647,600	COMMITMENT	5/30/2013
2012	101	FV	387,100	9000	20.104	210,200	606,300	606,300	final value	1/12/2012
2011	101	FV	387,100	9000	20.104	210,200	606,300	606,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLAN GERALD B,	2437-303		9/29/2017		867500	No	No			
KEEDJE FARMS IN	1066 217		5/15/1998		350000	No	No			
	443-241		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
8/31/2018	FIELDREV CHG	317	LISA QUACKEN
4/24/2012	MEAS+INSPCTD	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	20.10400	Total SF/SM:	875730.25	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	204,919	SpI Credit:		Total:	205,000
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