

10 0 13
Map Block Lot

1 of 1 RESIDENTIAL
CARD

TOTAL ASSESSED: 351,800
19!

Town of Mount Washing



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIRACCA VINCENT,P
Owner 2:	GIRACCA ALLISON, L
Owner 3:	
Street 1:	PO BOX 276
Street 2:	
Twn/City:	SOURTH EGREMONT
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	HALL JOHN P -
Owner 2:	R MAY LEE -
Street 1:	225 FIFTH AVE APT 8L
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10010

NARRATIVE DESCRIPTION

This Parcel contains 13.51 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENT Building Built about 1982, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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		10.51		ACRES EXCESS			0	3,500.	1.000	MW									36,785						36,800	

Total AC/HA:	13.51000	Total SF/SM:	588495.63	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	181,840	SpI Credit	Total:	181,900
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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	169,700	200	13.510	181,900	351,800		
Total Card	169,700	200	13.510	181,900	351,800	Entered Lot Size	
Total Parcel	169,700	200	13.510	181,900	351,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	175.90	/Parcel:	175.90	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	169,700	200	13.51	181,900	351,800	351,800	YER	1/26/2018
2017	101	FV	161,600	200	13.51	181,900	343,700	343,700	Year End Roll	5/5/2017
2016	101	FV	170,500	300	13.51	181,900	352,700	352,700	Year End Roll	2/11/2016
2015	101	FV	174,800	300	13.51	187,100	362,200	362,200	year end roll	1/15/2015
2014	101	FV	174,800	300	13.51	187,100	362,200	362,200	Year End	8/7/2014
2013	101	FV	175,000	300	13.51	187,100	362,400	362,400	COMMITMENT	5/30/2013
2012	101	FV	151,400	0	13.51	187,100	338,500	338,500	final value	1/12/2012
2011	101	FV	151,400	0	13.51	187,100	338,500	338,500	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALL JOHN P,	2267-343		9/8/2014		325000	No	No			
HERNANDEZ ARTHU	1598-204		2/28/2005		292000	No	No			
JONES ANNA-MAE,	1372-78		12/5/2002		230000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEASURED	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	15:38:01

LAST REV

Date	Time
07/13/16	10:45:16

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