



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|----------------------------|
| 17 | | CROSS RD, MOUNT WASHINGTON |

OWNERSHIP

| | |
|-----------|--------------------------------------|
| Owner 1: | THOMAS FURCHT AND PETER FURCHT TRUST |
| Owner 2: | FURCHT NOMINEE TRUST |
| Owner 3: | |
| Street 1: | 17 CROSS ROAD |
| Street 2: | |
| Twn/City: | MT WASHINGTON |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01258 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | FURCHT JEAN S - |
| Owner 2: | - |
| Street 1: | 17 CROSS ROAD |
| Twn/City: | MT WASHINGTON |
| St/Prov: | MA Cntry |
| Postal: | 01258 |

NARRATIVE DESCRIPTION

This Parcel contains 5.002 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1997, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 | | 2.002 | | ACRES EXCESS | | | 0 | 3,500. | 1.000 | MW | | | | | | | | | 7,007 | | | | | | 7,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 340,200 | | 5.002 | 152,100 | 492,300 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 225.41 | | | | | | /Parcel: 225.41 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2018 | 101 | FV | 340,200 | 0 | 5.002 | 152,100 | 492,300 | 492,300 | YER | 1/26/2018 |
| 2017 | 101 | FV | 324,000 | 0 | 5.002 | 152,100 | 476,100 | 476,100 | Year End Roll | 5/5/2017 |
| 2016 | 101 | FV | 309,800 | 0 | 5.002 | 152,100 | 461,900 | 461,900 | Year End Roll | 2/11/2016 |
| 2015 | 101 | FV | 316,700 | 0 | 5.002 | 157,300 | 474,000 | 474,000 | year end roll | 1/15/2015 |
| 2014 | 101 | FV | 316,700 | 0 | 5.002 | 157,300 | 474,000 | 474,000 | Year End | 8/7/2014 |
| 2013 | 101 | FV | 313,100 | 0 | 5.002 | 157,300 | 470,400 | 470,400 | COMMITMENT | 5/30/2013 |
| 2012 | 101 | FV | 320,300 | 0 | 5.002 | 157,300 | 477,600 | 477,600 | final value | 1/12/2012 |
| 2011 | 101 | FV | 320,300 | 0 | 5.002 | 157,300 | 477,600 | 477,600 | 2011 FV | 8/26/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|-----------|------------|------|-----|-------|-----------------|-------|
| FURCHT JEAN S, | 2446-248 | | 11/17/2017 | FAMILY | | 0 No | No | | | |
| CANE | 992 209 | | 10/30/1996 | | 50000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|--------|--------|-----|------------|----------|----------|---------|
| 5/1/1997 | | MANUAL | 86,500 | | | | | HOUSE |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------|
| 4/24/2012 | MEASURED | 316 | EVAN |
| 5/18/1998 | MEAS+INSPCTD | 500 | BOA |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-----------|-------------|-------------|----------------|---------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 5.00200 | Total SF/SM: | 217887.11 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | MT WASH | Total: | 152,062 | SpI Credit: | | Total: | 152,100 |
|--------------|---------|--------------|-----------|-------------|-------------|----------------|---------|--------|---------|-------------|--|--------|---------|

