



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BONBRAKE DOROTHY B		
Owner 2:			
Owner 3:			
Street 1:	15 CROSS RD		
Street 2:			
Twn/City:	MT WASHINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01258	Type:	

PREVIOUS OWNER

Owner 1:	SEELIG LAURIE J -		
Owner 2:	-		
Street 1:	72 CROSS RD		
Twn/City:	MT WASHINGTON		
St/Prov:	MA	Cntry:	
Postal:	01258		

NARRATIVE DESCRIPTION

This Parcel contains 2.09 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1982, Having Primarily CONCRETE BOA Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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		91040		SQUARE FESITE			0	1.11	1.348	MW									136,255						136,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	133,400	300	2.090	136,300	270,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 247.25						/Parcel: 247.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	133,400	300	2.09	136,300	270,000	270,000	YER	1/26/2018
2017	101	FV	127,000	300	2.09	136,300	263,600	263,600	Year End Roll	5/5/2017
2016	101	FV	144,400	300	2.09	136,300	281,000	281,000	Year End Roll	2/11/2016
2015	101	FV	148,100	300	2.09	141,200	289,600	289,600	year end roll	1/15/2015
2014	101	FV	148,100	300	2.09	141,200	289,600	289,600	Year End	8/7/2014
2013	101	FV	152,800	300	2.09	141,200	294,300	294,300	COMMITMENT	5/30/2013
2012	101	FV	154,600	300	2.09	141,200	296,100	296,100	final value	1/12/2012
2011	101	FV	154,600	300	2.09	141,200	296,100	296,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEELIG LAURIE J	1337-346		7/25/2002		172500	No	No			
CHASE	1135 137		6/14/1999	OTHER	107500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN
5/1/2009	PERMIT VISIT	500	BOA
5/16/2000	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.08999	Total SF/SM:	91039.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	136,255	SpI Credit:		Total:	136,300
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EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	27	- CONCRETE BOA
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	2	- SOFTWOOD
Sec Floors:		%
Bsmnt Flr:	13	- EARTH
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# 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	2000	4.04	T	30	101			300			300

BATH FEATURES

Full Bath:	1	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:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	25.00	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			25.50	%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.09725273
Const Adj.:	0.99000001
Adj \$ / SQ:	104.283
Other Features:	8700
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	179025
Depreciation:	45651
Depreciated Total:	133374

COMMENTS

HSE ANGLED

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:	5	BRs:	3	Baths:	1	HB					

REMODELING

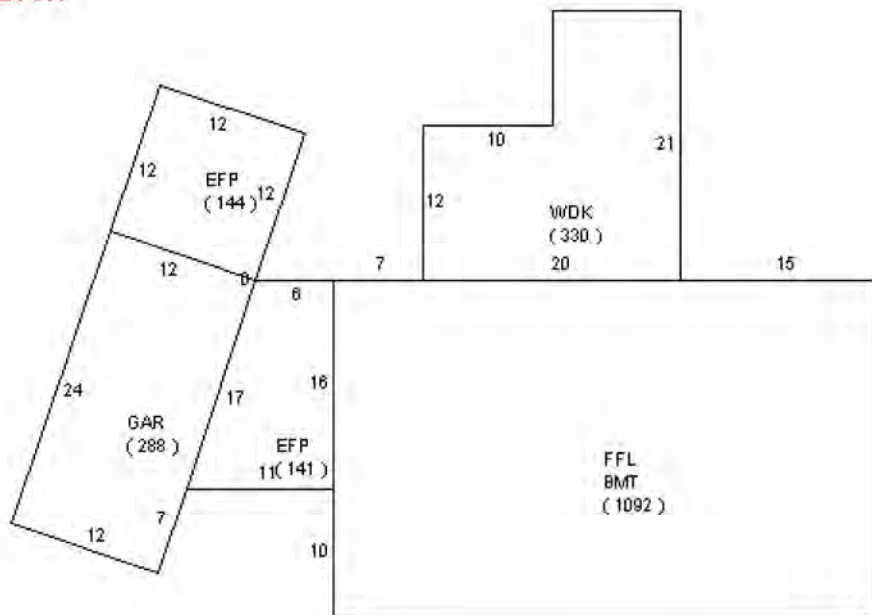
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
Juris. Factor:			Val/Su Fin:	122.16
Special Features:	0		Val/Su Net:	43.21
Final Total:	133400		Val/Su SzAd:	122.16

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,092	31.280	34,163	
FFL	1ST FLOOR	1,092	104.280	113,877	
WDK	WOOD DECK	330	9.030	2,980	
GAR	GARAGE	288	16.580	4,774	
EFP	ENCL PORCH	285	21.070	6,006	
Net Sketched Area:		3,087	Total:	161,800	
Size Ad	1092	Gross Area	3087	FinArea	1092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE