



PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		CROSS RD, MOUNT WASHINGTON
OWNERSHIP		
Unit #:		
Owner 1: GARRETT GAIL E GARRETT		
Owner 2: PLANTAIN POND ROAD NOMINEE TRUST		
Owner 3:		
Street 1: 138 EAST ST		
Street 2:		
Twn/City: MT WASHINGTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01258	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	118,600	8,200	12.280	177,600	304,400
Total Card 118,600 8,200 12.280 177,600 304,400					
Total Parcel 118,600 8,200 12.280 177,600 304,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 216.81		/Parcel: 216.81	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS OWNER

Owner 1:	GARRETT ELIZABETH W -
Owner 2:	-
Street 1:	13 CROSS ROAD
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01258 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	118,600	8200	12.28	177,600	304,400	304,400	YER	1/26/2018
2017	101	FV	113,000	8200	12.28	177,600	298,800	298,800	Year End Roll	5/5/2017
2016	101	FV	133,500	8200	12.28	177,600	319,300	319,300	Year End Roll	2/11/2016
2015	101	FV	133,500	8200	12.28	182,800	324,500	324,500	year end roll	1/15/2015
2014	101	FV	133,500	8200	12.28	182,800	324,500	324,500	Year End	8/7/2014
2013	101	FV	132,600	8200	12.28	182,800	323,600	323,600	COMMITMENT	5/30/2013
2012	101	FV	132,600	8200	12.28	182,800	323,600	323,600	final value	1/12/2012
2011	101	FV	132,600	8200	12.28	182,800	323,600	323,600	2011 FV	8/26/2011

Parcel ID 10 0 16

PRINT

Date	Time
07/02/19	15:39:44

LAST REV

Date	Time
05/12/18	15:57:20

apro 24

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:	

NARRATIVE DESCRIPTION

This Parcel contains 12.28 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT ELIZABE	2090-195		12/22/2011	CONVIENCE		0 No	No			
GARRETT HARRY L	1156 334		10/28/1999	CONVIENCE		0 No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	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		9.28		ACRES EXCESS			0	3,500.	1.000	MW									32,480						32,500	
101	ONE FAM		200		FRONT FE SITE			0	0.	0.000	MW																

Total AC/HA:	12.28000	Total SF/SM:	534916.81	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	177,535	Spl Credit		Total:	177,600
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GENERAL INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1954 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:	2 - SOFTWOO 25%	
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	2 - GOOD	
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	

INTERIOR INFORMATION

Phys Cond:	AV - Average	38.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.2%

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
31	BARN	D	Y	1	36X60	A	AV	1974	6.93	T	50	101			7,500			7,500
40	LEAN-TO	D	Y	1	20X24	F	FR	1974	3.18	T	55	101			700			700

More: N

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	96.00
Size Adj.:	1.10862064
Const Adj.:	1.00999999
Adj \$ / SQ:	107.492
Other Features:	15600
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	191921
Depreciation:	73314
Depreciated Total:	118607

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 84.47
Special Features:	0			Val/Su Net: 46.18
Final Total:	118600			Val/Su SzAd: 113.60

COMMENTS

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:	2	Baths:	1	HB	1				

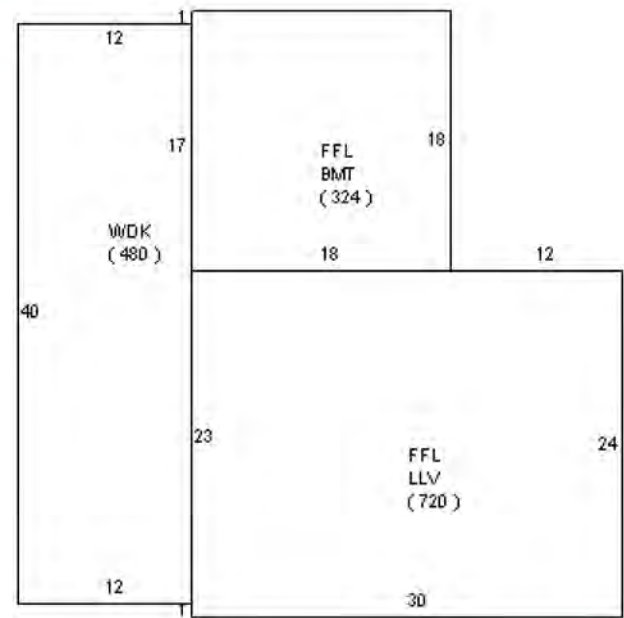
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,044	107.490	112,222	
LLV	LOWR LEVEL	720	56.430	40,632	
WDK	WOOD DECK	480	8.080	3,880	
BMT	BASEMENT	324	32.250	10,448	
Net Sketched Area:		2,568	Total:	167,182	
Size Ad	1044	Gross Area	2568	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA		50	A

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 10 0 16

Total Yard Items: 8,200

Total Special Features:

Total: 8,200