

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOYNIHAN NANCY K
Owner 2:	
Owner 3:	
Street 1:	8 PARKWAY DRIVE
Street 2:	
Twn/City:	PELHAM
St/Prov:	NY Cntry Own Occ: N
Postal:	10803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		63162		SQUARE FESITE			0	1.11	1.855	MW									130,066						130,100	

Total AC/HA:	1.45000	Total SF/SM:	63162.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	130,066	SpI Credit:		Total:	130,100
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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	159,700	4,500	1.450	130,100	294,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 177.72						/Parcel: 177.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	159,700	4500	1.45	130,100	294,300	294,300	YER	1/26/2018
2017	101	FV	152,100	4500	1.45	130,100	286,700	286,700	Year End Roll	5/5/2017
2016	101	FV	160,500	4500	1.45	130,100	295,100	295,100	Year End Roll	2/11/2016
2015	101	FV	165,000	4500	1.45	134,800	304,300	304,300	year end roll	1/15/2015
2014	101	FV	165,000	4500	1.45	134,800	304,300	304,300	Year End	8/7/2014
2013	101	FV	172,800	4500	1.45	134,800	312,100	312,100	COMMITMENT	5/30/2013
2012	101	FV	176,300	4700	1.45	134,800	315,800	315,800	final value	1/12/2012
2011	101	FV	176,300	4700	1.45	134,800	315,800	315,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/1996		MANUAL	5,000					WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2012	PERMIT VISIT	500	BOA
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	15:41:04

LAST REV

Date	Time
05/12/18	15:59:22

apro	
27	

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(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+ - AVG. (+)
Year Blt:	1970 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:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

INTERIOR INFORMATION

Phys Cond:	AV - Average	34.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.5%

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
3	GARAGE		D	Y	1 16X24	A	GD	1972	15.06	T	23	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500
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BATH FEATURES

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

Basic \$ / SQ:	104.00
Size Adj.:	1.01304352
Const Adj.:	0.98990101
Adj \$ / SQ:	104.293
Other Features:	16400
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	243892
Depreciation:	84143
Depreciated Total:	159749

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 96.44
Special Features:	0			Val/Su Net: 57.20
Final Total:	159700			Val/Su SzAd 96.44

COMMENTS

V-OK-5/14/93

RESIDENTIAL GRID

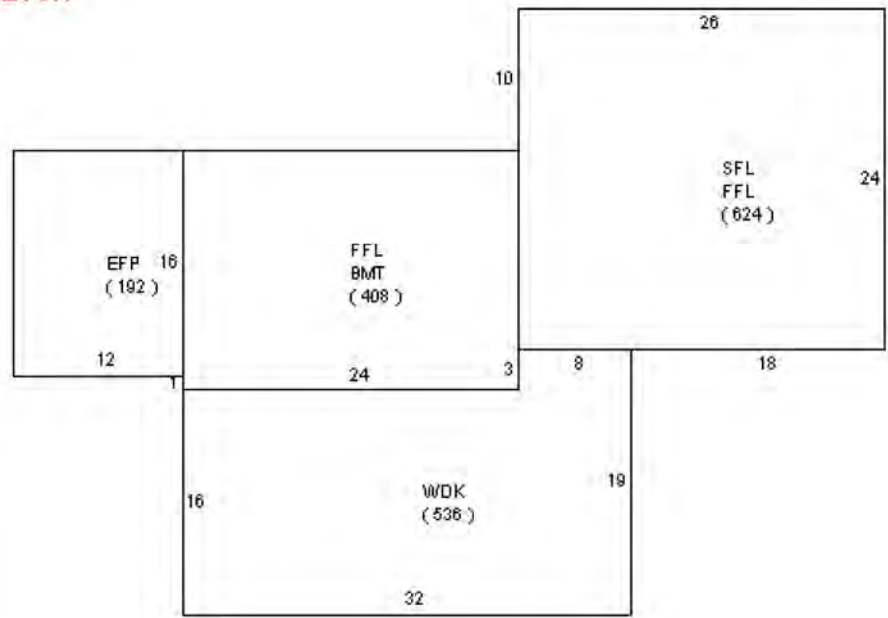
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 1												
Lvl 2												
Lower												
Totals												
RMs:	6	BRs:	3	Baths:	2	HB:	1					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	1

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,032	104.290	107,630	
SFL	2ND FLOOR	624	99.080	61,825	
WDK	WOOD DECK	536	7.870	4,216	
BMT	BASEMENT	408	31.290	12,765	
EFP	ENCL PORCH	192	23.730	4,555	
Net Sketched Area:		2,792	Total:	190,991	
Size Ad	1656	Gross Area	2792	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

