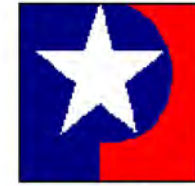


Town of Mount Washington



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	LOCKMAN ZACHARY
Owner 2:	FINE MELINDA
Owner 3:	
Street 1:	110 BLEECKER ST APT 6D
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: N
Postal:	10012 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1973, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		118047		SQUARE FESITE			0	1.11	1.086	MW									142,250						142,300	

Total AC/HA:	2.70999	Total SF/SM:	118047.16	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	142,250	SpI Credit	Total:	142,300
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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	399,800	500	2.710	142,300	542,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 223.71						/Parcel: 223.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	399,800	500	2.71	142,300	542,600	542,600	YER	1/26/2018
2017	101	FV	376,100	500	2.71	142,300	518,900	518,900	Year End Roll	5/5/2017
2016	101	FV	330,900	500	2.71	142,300	473,700	473,700	Year End Roll	2/11/2016
2015	101	FV	343,800	600	2.71	147,400	491,800	491,800	year end roll	1/15/2015
2014	101	FV	343,800	600	2.71	147,400	491,800	491,800	Year End	8/7/2014
2013	101	FV	346,400	600	2.71	147,400	494,400	494,400	COMMITMENT	5/30/2013
2012	101	FV	350,400	1000	2.71	147,400	498,800	498,800	final value	1/12/2012
2011	101	FV	350,400	1000	2.71	147,400	498,800	498,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VAN ANDEN STEPH JONES	1074 116		6/22/1998		340000	No	No			
	677-182		8/1/1988		205000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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	15:42:39

LAST REV

Date	Time
05/12/18	16:01:47

apro
30

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(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:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1973	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:	3	- HARDWOOD	
Sec Floors:	4	- CARPET 50 %	
Bsmnt Flr:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	B		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

Phys Cond:	GD	- Good	21. %
Functional:			
Economic:			
Special:			
Override:			
Total:		21.3 %	

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	100	A	GD	1978	4.00	T	43	101			200			200
2	SHED/FR	D	Y	1	10X16	A	AV	1992	3.63	T	40	101			300			300

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

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	21. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		21.3 %	

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.96131730
Const Adj.:	1.00500000
Adj \$ / SQ:	100.477
Other Features:	28320
Grade Factor:	1.57
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	508056
Depreciation:	108216
Depreciated Total:	399840

COMMENTS

WDK=ANGLED V-OK-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 2												
Lvl 1												
Lower												
Totals	RMs:		7	BRs:		3	Baths:		3	HB:		

REMODELING

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

RES BREAKDOWN

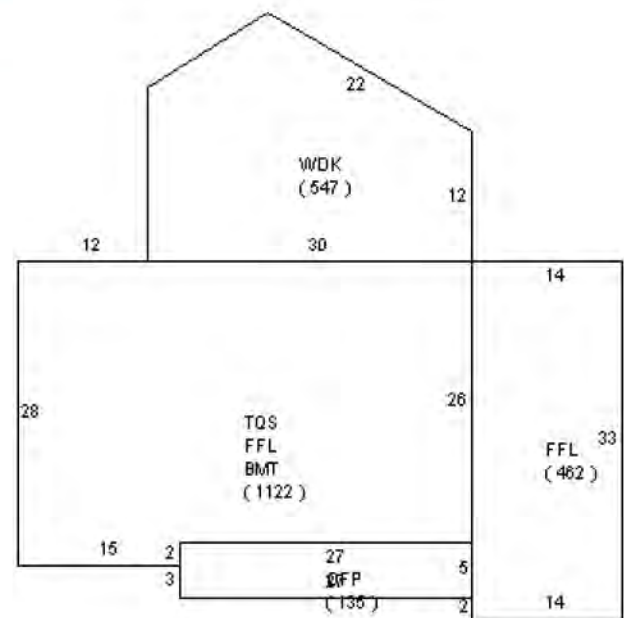
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

10	0	21
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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,584	100.480	159,155	
BMT	BASEMENT	1,122	30.140	33,821	
TQS	3/4 STORY	842	95.450	80,324	
WDK	WOOD DECK	547	7.830	4,282	
OFP	OPEN PORCH	135	16.970	2,291	
Net Sketched Area:		4,230	Total:	279,873	
Size Ad	2425.5	Gross Area	4510	FinArea	2426

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc.