10	0	23			1 of 1	GOVERNMENT
Map	Block	Lot	Lot	Lot	CARD	

TOTAL ASSESSED: 281,900

!32!

Town of Mount Washingt

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CHURCH OF CHRIST
Owner 2:	
Owner 3:	
Street 1:	EAST RD + PLANTAIN POND RD
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1930, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	156,200		1.000	125,700	281,900
Total Card	156,200		1.000	125,700	281,900
Total Parcel	156,200		1.000	125,700	281,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.90 | /Parcel: 281.90

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct
GIS Ref
GIS Ref
Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 10 0 23

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	906	FV	156,200	0	1.	125,700	281,900	281,900	YER	1/26/2018
2017	906	FV	148,800	0	1.	125,700	274,500	274,500	Year End Roll	5/5/2017
2016	906	FV	141,400	0	1.	125,700	267,100	267,100	Year End Roll	2/11/2016
2015	906	FV	141,400	0	1.	130,200	271,600	271,600	year end roll	1/15/2015
2014	906	FV	141,400	0	1.	130,200	271,600	271,600	Year End	8/7/2014
2013	906	FV	132,500	0	1.	130,200	262,700	262,700	COMMITMENT	5/30/2013
2012	906	FV	132,500	0	1.	130,200	262,700	262,700	final value	1/12/2012
2011	906	FV	132,500	0	1.	130,200	262,700	262,700	2011 FV	8/26/2011

PRINT

Date	Time
07/02/19	15:43:41

LAST REV

Date	Time
05/12/18	16:06:16

apro

32

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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	317-381		2/6/1963		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	CHURCH		43560		SQUARE FE	SITE		0	1.11	2.600	MW									125,714						125,700	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	906	CHURCH	Prime NB Desc	MT WASH	Total:	125,714	Spl Credit		Total:	125,700

EXTERIOR INFORMATION

Type:	46 - CHURCH/SYN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	9 - CRAWL SP
Frame:	1 - WOOD
Prime Wall:	12 - BOARD+BATT
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	5 - NONE		
Heat Type:	8 - NONE		
# Heat Sys:	0		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	1.60000002
Const Adj.:	0.91152495
Adj $ / SQ:	175.013
Other Features:	0
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	229704
Depreciation:	73505
Depreciated Total:	156199

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

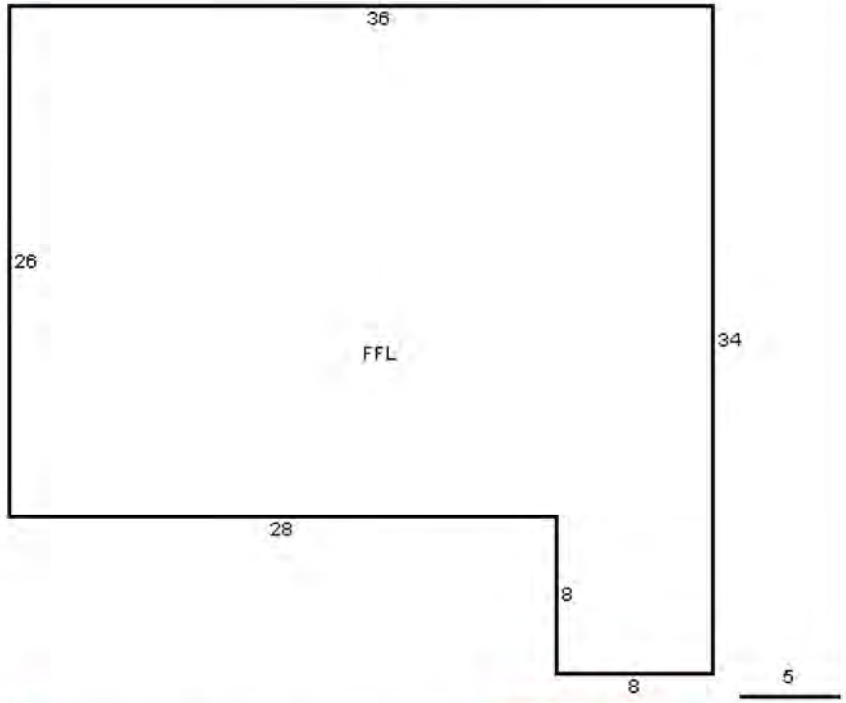
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Val/Su Fin:	156.20
Special Features:	0	Val/Su Net:	156.20
Final Total:	156200	Val/Su SzAd	156.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,000	175.010	175,013

Net Sketched Area:	1,000			Total:	175,013
Size Ad	1000	Gross Area	1000	FinArea	1000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

10 0 23

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	