



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THE NATURE CONSERVANCY
Owner 2:	
Owner 3:	
Street 1:	99 BEDFORD STREET
Street 2:	5TH FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02111 Type:

PREVIOUS OWNER

Owner 1:	KEEDJE FARMS INC -
Owner 2:	C/O KELY NASCIMENTO DeLUCA -
Street 1:	240-58 DEPEW AVE
Twn/City:	DOUGLASTON
St/Prov:	NY Cntry
Postal:	11363

NARRATIVE DESCRIPTION

This Parcel contains 45.907 ACRES of land mainly classified as CHARITY

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
905	CHARITY		130680		SQUARE FE	SITE		0	1.11	1.000	MW									145,055						145,100	
905	CHARITY		42.907		ACRES	EXCESS		0	3,500.	1.000	MW									150,175						150,200	
905	CHARITY		600		FRONT FE	SITE		0	0.	0.000	MW																

Total AC/HA:	45.90700	Total SF/SM:	1999709.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	MT WASH	Total:	295,229	SpI Credit:		Total:	295,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			45.907	295,300	295,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV		0	45.907	295,300	295,300	295,300	YER	1/26/2018
2017	905	FV		0	45.907	295,300	295,300	295,300	Year End Roll	5/5/2017
2016	905	FV		0	45.907	295,300	295,300	295,300	Year End Roll	2/11/2016
2015	905	FV		0	45.907	300,500	300,500	300,500	year end roll	1/15/2015
2014	905	FV		0	45.907	300,500	300,500	300,500	Year End	8/7/2014
2013	905	FV		0	45.907	300,500	300,500	300,500	COMMITMENT	5/30/2013
2012	905	FV		0	45.907	300,500	300,500	300,500	final value	1/12/2012
2011	905	FV		0	45.907	300,500	300,500	300,500	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEEDJE FARMS IN	1334-278		7/9/2002		270000	Yes	No			
COPLAND	443-241		1/10/1978		0	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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	15:46:00

LAST REV

Date	Time
06/11/12	21:05:18

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