

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GUDATH NORBERT U
Owner 2:	
Owner 3:	
Street 1:	88 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	HOYT CLARA -
Owner 2:	-
Street 1:	RD3 BOX 22
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FESITE			0	1.11	2.600	MW									125,714						125,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	62,400		1.000	125,700	188,100	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 288.94						/Parcel: 288.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	62,400	0	1.	125,700	188,100	188,100	YER	1/26/2018
2017	101	FV	59,500	0	1.	125,700	185,200	185,200	Year End Roll	5/5/2017
2016	101	FV	70,300	0	1.	125,700	196,000	196,000	Year End Roll	2/11/2016
2015	101	FV	70,300	0	1.	130,200	200,500	200,500	year end roll	1/15/2015
2014	101	FV	70,300	0	1.	130,200	200,500	200,500	Year End	8/7/2014
2013	101	FV	69,900	0	1.	130,200	200,100	200,100	COMMITMENT	5/30/2013
2012	101	FV	71,600	0	1.	130,200	201,800	201,800	final value	1/12/2012
2011	101	FV	71,600	0	1.	130,200	201,800	201,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOYT CLARA,	1508-253		3/2/2004	OTHER	140000	No	No			EXECUTRIX WILL CLARA HOYT

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	3	- ALUMINUM
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		GREEN
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1958	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:	2	- SOFTWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

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 Features: Total:

BATH FEATURES

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

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

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.14999998
Const Adj.:	1.00000000
Adj \$ / SQ:	110.400
Other Features:	10200
Grade Factor:	0.92
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	101028
Depreciation:	38593
Depreciated Total:	62436

COMMENTS

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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:	4	BRs:	2	Baths:	1	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

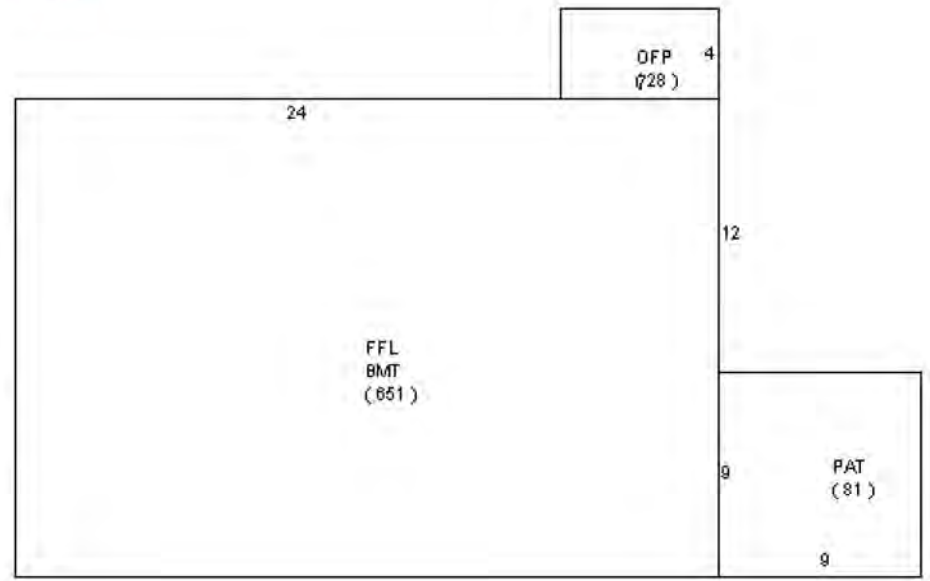
WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Val/Su Fin: 95.85

Special Features: 0 Val/Su Net: 44.22

Final Total: 62400 Val/Su SzAd: 95.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	651	33.120	21,561
FFL	1ST FLOOR	651	110.400	71,870
PAT	PATIO	81	7.000	567
OFF	OPEN PORCH	28	26.000	728
Net Sketched Area:		1,411	Total:	94,726
Size Ad	651 Gross Area	1411	FinArea	651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc