



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WYATT OWEN, AUSTIN
Owner 2:	
Owner 3:	
Street 1:	14 SYLVIA ST
Street 2:	APT#2
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02141 Type:

**PREVIOUS OWNER**

Owner 1:	AUSTIN MARY KING -
Owner 2:	-
Street 1:	P.O. BOX 375
Twn/City:	SOUTH EGREMONT
St/Prov:	MA Cntry
Postal:	01258

**NARRATIVE DESCRIPTION**

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1989, Having Primarily WOOD 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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FESITE			0	1.11	1.000	MW									145,055						145,100	

Total AC/HA:	3.00000	Total SF/SM:	130680.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	145,055	SpI Credit	Total:	145,100
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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	124,800		3.000	145,100	269,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 351.43						/Parcel: 351.43	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	124,800	0	3.	145,100	269,900	269,900	YER	1/26/2018
2017	101	FV	118,900	0	3.	145,100	264,000	264,000	Year End Roll	5/5/2017
2016	101	FV	123,300	0	3.	145,100	268,400	268,400	Year End Roll	2/11/2016
2015	101	FV	124,700	0	3.	150,300	275,000	275,000	year end roll	1/15/2015
2014	101	FV	124,700	0	3.	150,300	275,000	275,000	Year End	8/7/2014
2013	101	FV	125,500	0	3.	150,300	275,800	275,800	COMMITMENT	5/30/2013
2012	101	FV	125,800	0	3.	150,300	276,100	276,100	final value	1/12/2012
2011	101	FV	125,800	0	3.	150,300	276,100	276,100	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
AUSTIN MARY KIN	2466-34		4/4/2018	FAMILY		1 No	No			
	719-144		2/6/1963			0 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	MEAS+INSPCTD	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	15:52:32

**LAST REV**

Date	Time
07/23/18	13:03:21

apro 49

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1989 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:	
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

**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	

**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:	1 Rating: AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	13.3%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>13.3%</b>

**CALC SUMMARY**

Basic \$ / SQ:	96.00
Size Adj.:	1.14999998
Const Adj.:	0.98990101
Adj \$ / SQ:	109.285
Other Features:	9700
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	143972
Depreciation:	19148
Depreciated Total:	124824

**COMMENTS**


**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

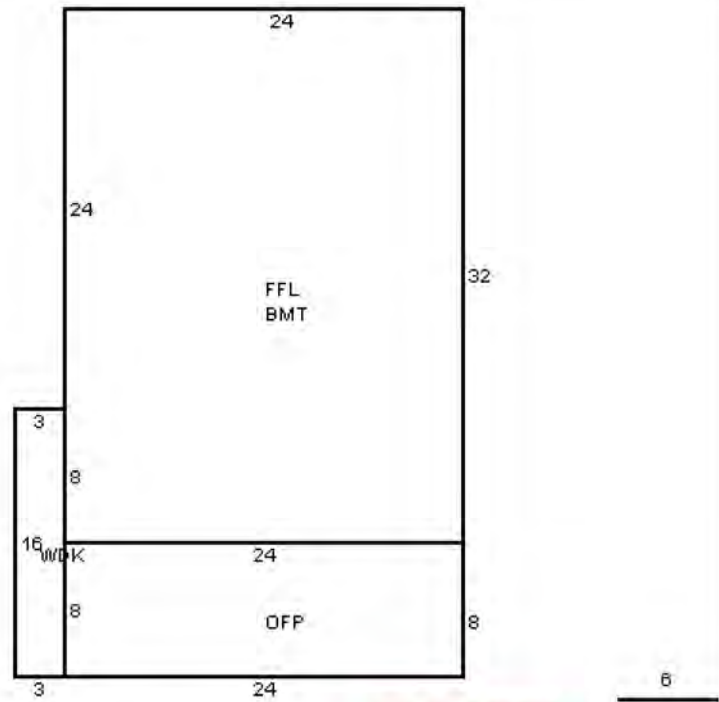
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	Val/Su Fin:	162.50
Special Features: 0	Val/Su Net:	70.27
Final Total: 124800	Val/Su SzAd:	162.50

**PARCEL ID** 10 0 9A

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	768	32.790	25,179
FFL	1ST FLOOR	768	109.290	83,931
OFF	OPEN PORCH	192	14.830	2,847
WDK	WOOD DECK	48	16.000	768
Net Sketched Area:		1,776	Total:	112,725
Size Ad	768 Gross Area	1776 FinArea		768

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

