



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	Moff Jason
Owner 2:	
Owner 3:	
Street 1:	870 West 181st Street
Street 2:	#36
Twn/City:	New York
St/Prov:	NY Cntry Own Occ: N
Postal:	10033 Type:

PREVIOUS OWNER

Owner 1:	COULOMBE RAYMOND AND -
Owner 2:	COULOMBE ANASTASIA -
Street 1:	48 EAST ST
Twn/City:	MT. WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 2.54 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1979, Having Primarily BOARD+BATT Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		110642		SQUARE FESITE			0	1.11	1.145	MW									140,606						140,600	

Total AC/HA:	2.53999	Total SF/SM:	110641.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	140,606	SpI Credit	Total:	140,600
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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	172,300		2.540	140,600	312,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 217.29						/Parcel: 217.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	172,300	0	2.54	140,600	312,900	312,900	YER	1/26/2018
2017	101	FV	164,100	0	2.54	140,600	304,700	304,700	Year End Roll	5/5/2017
2016	101	FV	183,500	0	2.54	140,600	324,100	324,100	Year End Roll	2/11/2016
2015	101	FV	188,800	0	2.54	145,700	334,500	334,500	year end roll	1/15/2015
2014	101	FV	188,800	0	2.54	145,700	334,500	334,500	Year End	8/7/2014
2013	101	FV	195,400	0	2.54	145,700	341,100	341,100	COMMITMENT	5/30/2013
2012	101	FV	200,900	0	2.54	145,700	346,600	346,600	final value	1/12/2012
2011	101	FV	200,900	0	2.54	145,700	346,600	346,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COULOMBE RAYMON	2143-318		9/28/2012		340000	No	No			
BETTY ANN THRES	1813-134		12/7/2007		271000	No	No			LEGAL REF. 2-6-63 433-197
BETTY ANN THRES	1813-134		2/6/1963		271000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2012	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	15:54:40

LAST REV

Date	Time
05/12/18	16:11:45

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