

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BECKWITH JAMES E
Owner 2:	BECKWITH LINDA M
Owner 3:	
Street 1:	52 EAST STREET
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 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 FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		0.5		ACRES EXCESS			0	3,500.	1.000	MW									1,750						1,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	158,000	500	3.500	146,900	305,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 161.59						/Parcel: 161.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	158,000	500	3.5	146,900	305,400	305,400	YER	1/26/2018
2017	101	FV	150,500	500	3.5	146,900	297,900	297,900	Year End Roll	5/5/2017
2016	101	FV	165,500	600	3.5	146,900	313,000	313,000	Year End Roll	2/11/2016
2015	101	FV	165,500	600	3.5	152,100	318,200	318,200	year end roll	1/15/2015
2014	101	FV	165,500	600	3.5	152,100	318,200	318,200	Year End	8/7/2014
2013	101	FV	162,500	600	3.5	152,100	315,200	315,200	COMMITMENT	5/30/2013
2012	101	FV	178,100	400	3.5	152,100	330,600	330,600	final value	1/12/2012
2011	101	FV	178,100	400	3.5	152,100	330,600	330,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	1432-160		6/16/2003	CONVIENCE		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2012	MEASURED	316	EVAN
5/16/2000	MEAS+INSPCTD	500	BOA
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:		%	
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1956	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
2	SHED/FR	D	Y	1	10X10	G	GD	2001	5.00	T	25	101			400			400
9	POOL A-R	D	Y	1	24	A	AV	2005	8.00	T	30	101			100			100

More: N	Total Yard Items: 500	Total Special Features:	Total: 500
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BATH FEATURES

Full Bath:	2	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:	AV	- Average	38.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			38.2%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.99285716
Const Adj.:	1.00000000
Adj \$ / SQ:	103.257
Other Features:	16400
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	255622
Depreciation:	97648
Depreciated Total:	157974

COMMENTS

V-93

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: 7	BRs: 3	Baths: 2 HB

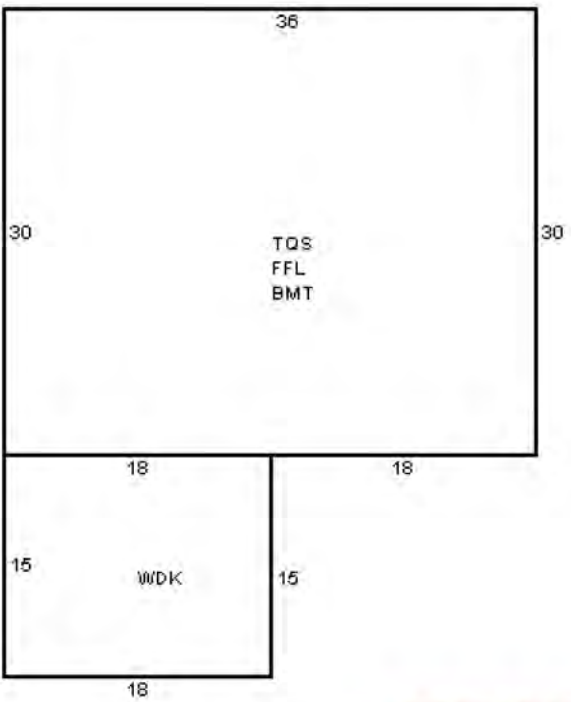
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,080	30.980	33,455	
FFL	1ST FLOOR	1,080	103.260	111,518	
TQS	3/4 STORY	810	98.090	79,456	
WDK	WOOD DECK	270	9.700	2,620	
Net Sketched Area:		3,240	Total:	227,049	
Size Ad	1890	Gross Area	3510	FinArea	1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 11 0 13