

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COTTER FRANCIS E
Owner 2:	LEM ELISABETH M
Owner 3:	
Street 1:	15 ACADEMY ST.
Street 2:	
Twn/City:	PLEASANTVILLE
St/Prov:	NY Cntry Own Occ: N
Postal:	10570 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 5. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		2		ACRES EXCESS			0	3,500.	1.000	MW									7,000						7,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	195,700		5.000	152,100	347,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.05						/Parcel: 234.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	195,700	0	5.	152,100	347,800	347,800	YER	1/26/2018
2017	101	FV	186,400	0	5.	152,100	338,500	338,500	Year End Roll	5/5/2017
2016	101	FV	194,900	0	5.	152,100	347,000	347,000	Year End Roll	2/11/2016
2015	101	FV	194,900	0	5.	157,300	352,200	352,200	year end roll	1/15/2015
2014	101	FV	194,900	0	5.	157,300	352,200	352,200	Year End	8/7/2014
2013	101	FV	197,000	0	5.	157,300	354,300	354,300	COMMITMENT	5/30/2013
2012	101	FV	195,500	0	5.	157,300	352,800	352,800	final value	1/12/2012
2011	101	FV	195,500	0	5.	157,300	352,800	352,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERMEULEN KENNE	1226 104		3/2/2001		233000	No	No			
WHITBECK JUDITH	986 153		9/16/1996		130000	No	No			
BOOCOCK	734-326		5/7/1990		133900	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
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

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

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1950 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:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

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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
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More: **N** Total Yard Items: Total Special Features: Total:

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:	1 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	25.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.2 %

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.03169584
Const Adj.:	1.00000000
Adj \$ / SQ:	99.043
Other Features:	17400
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	261607
Depreciation:	65925
Depreciated Total:	195682

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: 6	BRs: 3	Baths: 2 HB

REMODELING

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

RES BREAKDOWN

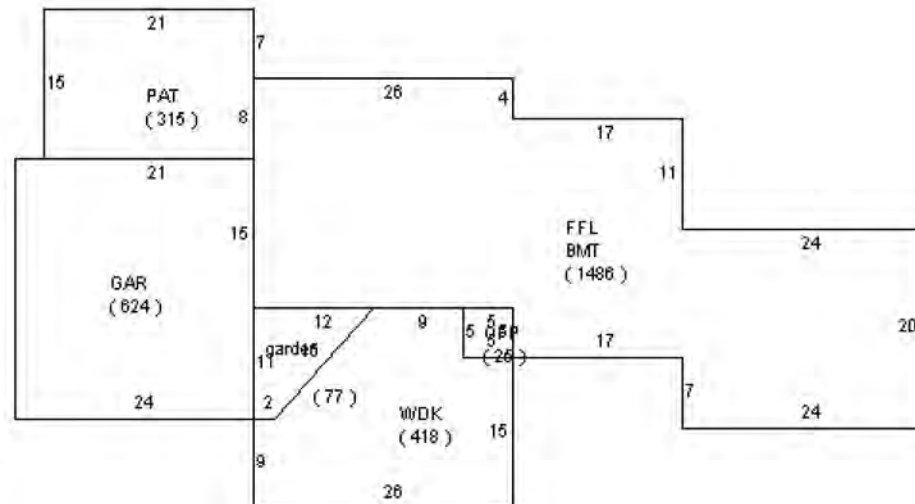
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	Val/Su Fin:	131.70
Special Features: 0	Val/Su Net:	44.95
Final Total: 195700	Val/Su SzAd	131.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,486	29.710	44,153
FFL	1ST FLOOR	1,486	99.040	147,178
GAR	GARAGE	624	13.300	8,302
WDK	WOOD DECK	418	8.390	3,508
PAT	PATIO	315	4.010	1,264
OFF	OPEN PORCH	25	26.000	650
Net Sketched Area:		4,354	Total:	205,055
Size Ad	1486 Gross Area	4354 FinArea		1486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

11 0 14