

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DARGIE ANNE L		
Owner 2:			
Owner 3:			
Street 1:	58 EAST ST		
Street 2:			
Twn/City:	MT WASHINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01258	Type:	

PREVIOUS OWNER

Owner 1:	DARGIE ANNE L -		
Owner 2:	DARGIE TIMOTHY P -		
Street 1:	58 EAST ST		
Twn/City:	MT WASHINGTON		
St/Prov:	MA	Cntry	
Postal:	01258		

NARRATIVE DESCRIPTION

This Parcel contains 2.25 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1969, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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		98010		SQUARE FESITE			0	1.11	1.267	MW									137,802						137,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	196,200	200	2.250	137,800	334,200	
Total Card	196,200	200	2.250	137,800	334,200	Entered Lot Size
Total Parcel	196,200	200	2.250	137,800	334,200	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	150.54	/Parcel:	150.54	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	196,200	200	2.25	137,800	334,200	334,200	YER	1/26/2018
2017	101	FV	186,900	200	2.25	137,800	324,900	324,900	Year End Roll	5/5/2017
2016	101	FV	196,200	200	2.25	137,800	334,200	334,200	Year End Roll	2/11/2016
2015	101	FV	201,500	200	2.25	142,800	344,500	344,500	year end roll	1/15/2015
2014	101	FV	201,500	200	2.25	142,800	344,500	344,500	Year End	8/7/2014
2013	101	FV	204,200	200	2.25	142,800	347,200	347,200	COMMITMENT	5/30/2013
2012	101	FV	205,800	200	2.25	142,800	348,800	348,800	final value	1/12/2012
2011	101	FV	205,800	200	2.25	142,800	348,800	348,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DARGIE ANNE L,	2305-166		5/26/2015	CONVIENCE		0	No	No		
DARGIE ANNE L,	1283-307		12/21/2001	CONVIENCE		0	No	No		
DOYLE THOMAS A	1172 103		2/22/2000	CONVIENCE		1	No	No		
DOYLE THOMAS A	992 54		10/28/1996	PART INTERES	20000	No	No	No		
DOYLE	664-99		2/25/1988	FAMILY		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
6/15/2002	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	LIME
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)
Year Blt:	1969
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:	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:	

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	10X16	P	PR	1983	2.72	T	65	101			200			200

More: N

Total Yard Items: 200

Total Special Features:

Total: 200

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.2%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	0.97162163
Const Adj.:	1.00000000
Adj \$ / SQ:	93.276
Other Features:	12200
Grade Factor:	0.92
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	255505
Depreciation:	59277
Depreciated Total:	196228

COMMENTS

V-OK-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: 5	BRS: 3	Baths: 1 HB

REMODELING

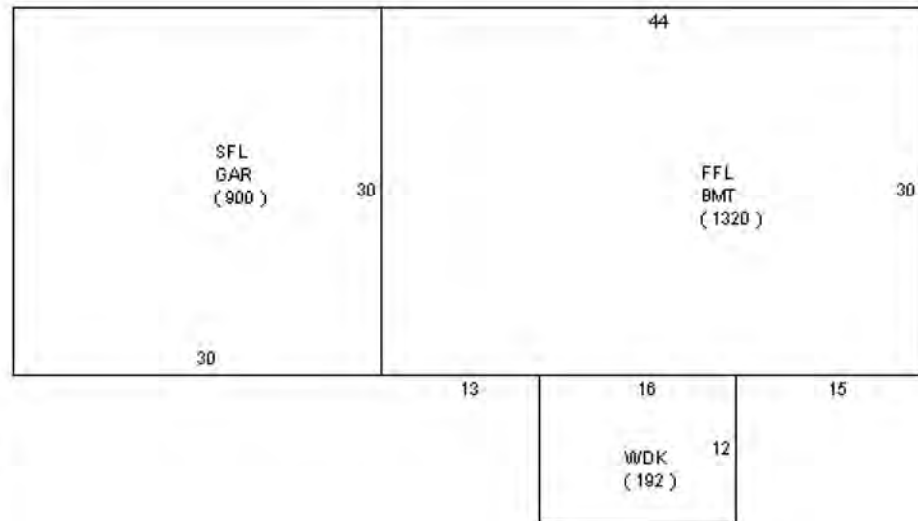
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
89	9 0 11		8/23/1996	100,000
87	2 0 19		12/2/2000	150,000
85	3 0 26		10/29/1999	229,000
83	3 0 21A		8/15/2000	138,000
82	9 0 14		2/7/1997	151,000
77	11 0 14		3/2/2001	233,000
WtAv\$/SQ:		AvRate:	83.83	Ind.Val 147683.4990
Juris. Factor:		Val/Su Fin:	88.38	
Special Features:	0	Val/Su Net:	42.36	
Final Total:	196200	Val/Su SzAd	88.38	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,320	27.980	36,937
FFL	1ST FLOOR	1,320	93.280	123,124
GAR	GARAGE	900	12.440	11,200
SFL	2ND FLOOR	900	88.610	79,751
WDK	WOOD DECK	192	11.210	2,152
Net Sketched Area:		4,632	Total:	253,164
Size Ad	2220	Gross Area	4632	FinArea 2220

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

