

Town of Mount Washingt



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIMPEL STEPHEN H	
Owner 2:	C/O GLEN KIMPEL	
Owner 3:		
Street 1:	64 BASH BISH ROAD	
Street 2:		
Twn/City:	MOUNT WASHINGTON	
St/Prov:	MA	Cntry
Postal:	01258	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 1 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		39204		SQUARE FESITE			0	1.11	2.867	MW									124,747						124,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	132,200	3,400	0.900	124,700	260,300	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 150.29						/Parcel: 150.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	132,200	3400	.9	124,700	260,300	260,300	YER	1/26/2018
2017	101	FV	125,900	3400	.9	124,700	254,000	254,000	Year End Roll	5/5/2017
2016	101	FV	138,500	3500	.9	124,700	266,700	266,700	Year End Roll	2/11/2016
2015	101	FV	138,500	3500	.9	129,200	271,200	271,200	year end roll	1/15/2015
2014	101	FV	138,500	3500	.86	128,800	270,800	270,800	Year End	8/7/2014
2013	101	FV	138,700	3500	.86	128,800	271,000	271,000	COMMITMENT	5/30/2013
2012	101	FV	138,700	3500	.86	128,800	271,000	271,000	final value	1/12/2012
2011	101	FV	138,700	3500	.86	128,800	271,000	271,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIMPEL	661-317		1/22/1988	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:	5	-	CAPE
Sty Ht:	1H	-	1H
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	19	-	TEX 111
Sec Wall:		%	
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1940	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:	3	-	TYPICAL
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
32	BARN/LFT	D	Y	1	24X24	F	FR	1940	10.66	T	55	101			2,800			2,800
2	SHED/FR	A	Y	1	10X24	A	FR	1940	3.42	T	55	101			400			400
2	SHED/FR	D	Y	1	10X10	A	AV	1995	4.00	T	40	101			200			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:	AV	-	Average	38.2%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				38.2%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.00588918
Const Adj.:	0.96049803
Adj \$ / SQ:	100.480
Other Features:	12200
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	213930
Depreciation:	81721
Depreciated Total:	132208

COMMENTS

RESIDENTIAL GRID

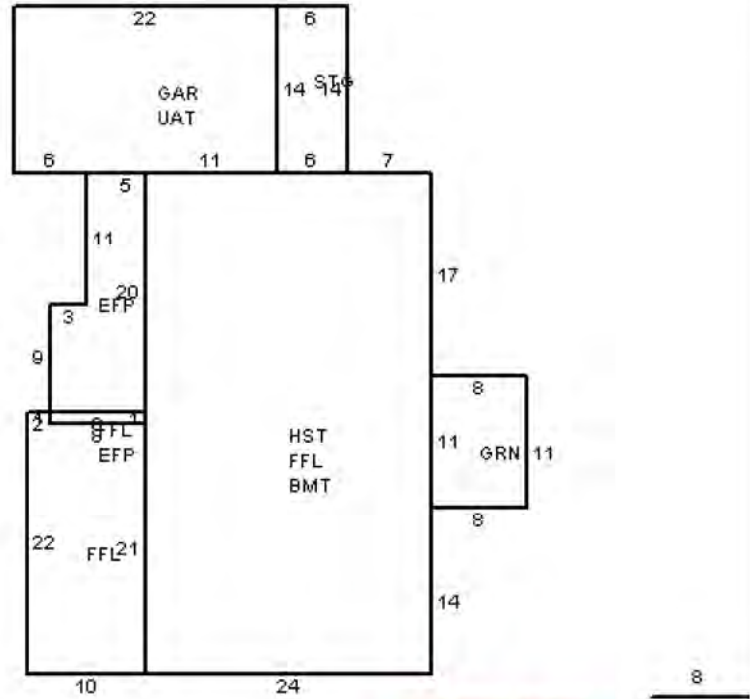
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

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

RES BREAKDOWN

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

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,228	100.480	123,390	
HST	HALF STORY	504	95.460	48,110	
GAR	GARAGE	308	16.180	4,984	
BMT	BASEMENT	252	30.140	7,596	
EFP	ENCL PORCH	135	27.160	3,666	
UAT	UNF ATTIC	108	15.070	1,625	
GRN	GRN	88	20.680	1,820	
STG	STORAGE	84	4.190	352	
Net Sketched Area:		2,707		191,543	
Size Ad	1732	Gross Area	4167	FinArea	1732

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
BMT	25				0

IMAGE*AssessPro* Patriot Properties, Inc