

Map

Block

Lot

Lot

Lot

CARD

# Town of Mount Washington

!70!



**Patriot**  
Properties Inc.

### 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:	

### PROPERTY LOCATION

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

### OWNERSHIP

Owner 1:	McGhee, Krista
Owner 2:	Litishin, Jeffrey D.
Owner 3:	
Street 1:	40 East St.
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 .4 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1905, 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	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		17424		SQUARE FESITE			0	1.11	6.200	MW									119,912						119,900	

Total AC/HA:	0.40000	Total SF/SM:	17424.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	119,912	SpI Credit	Total:	119,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

### IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	102,800	6,400	0.400	119,900	229,100		
Total Card	102,800	6,400	0.400	119,900	229,100	Entered Lot Size	
Total Parcel	102,800	6,400	0.400	119,900	229,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	171.76	/Parcel:	171.76	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	102,800	6400	.4	119,900	229,100	229,100	YER	1/26/2018
2017	101	FV	99,000	6400	.4	119,900	225,300	225,300	Year End Roll	5/5/2017
2016	101	FV	108,900	6400	.4	119,900	235,200	235,200	Year End Roll	2/11/2016
2015	101	FV	108,900	6400	.4	124,200	239,500	239,500	year end roll	1/15/2015
2014	101	FV	131,900	6400	.89	129,100	267,400	267,400	Year End	8/7/2014
2013	101	FV	132,800	6400	.89	129,100	268,300	268,300	COMMITMENT	5/30/2013
2012	101	FV	146,500	6400	.89	129,100	282,000	282,000	final value	1/12/2012
2011	101	FV	146,500	6400	.89	129,100	282,000	282,000	2011 FV	8/26/2011

### SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
McGhee, Krista,	2226-185		11/8/2013	OTHER	98000	No	No			ON MARKET 4+ years distress sale
BRUSH ERNEST	1184 167		5/18/2000	OTHER	130000	No	No			
	742-19		2/6/1963		0	No	No			
	302-6		2/6/1963		0	No	No			

### BUILDING PERMITS

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

### ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2014	MEAS+INSPCTD	317	LISA QUACKEN
4/25/2012	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Type:	2	- BUNGALOW
Sty Ht:	1A	- 1A
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	GRAY	
View / Desir:		

<b>GENERAL INFORMATION</b>			
Grade:	C - AVERAGE		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

<b>INTERIOR INFORMATION</b>			
Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:	13 - EARTH		
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:	

<b>SPEC FEATURES/YARD ITEMS</b>																		
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
4	GARAGE/L	D	Y	1	21X24	A	AV	1956	16.97	T	30	101			6,000			6,000
2	SHED/FR	A	Y	1	9X24	A	AV	1956	3.46	T	50	101			400			400

<b>BATH FEATURES</b>			
Full Bath:	1	Rating:	AVERAGE
A Bath:	1	Rating:	FAIR
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

<b>OTHER FEATURES</b>			
Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

<b>CONDO INFORMATION</b>	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

<b>DEPRECIATION</b>		
Phys Cond:	AV - Average	38.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.2%

<b>CALC SUMMARY</b>	
Basic \$ / SQ:	96.00
Size Adj.:	1.05242920
Const Adj.:	0.97029907
Adj \$ / SQ:	98.032
Other Features:	19160
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	166386
Depreciation:	63559
Depreciated Total:	102826

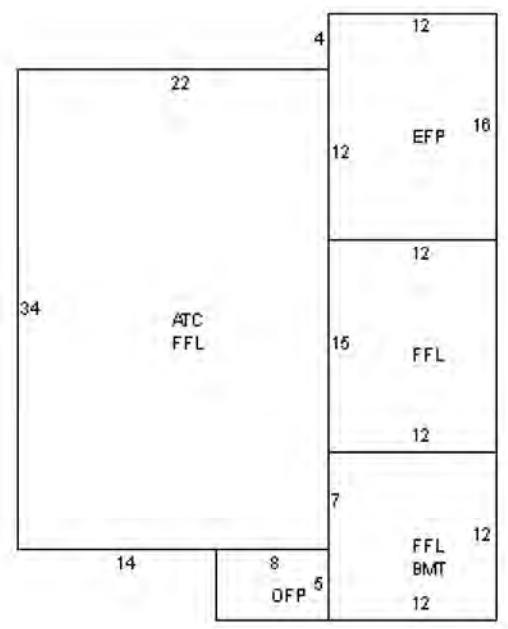
<b>COMMENTS</b>												
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<b>RESIDENTIAL GRID</b>												
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: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

<b>REMODELING</b>	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

<b>RES BREAKDOWN</b>				
No Unit	RMS	BRS	FL	
1	6	3	1	
Totals				
1	6	3		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,072	98.030	105,091	
ATC	ATTIC	262	93.130	24,382	
EFP	ENCL PORCH	192	23.730	4,555	
BMT	BASEMENT	144	29.410	4,235	
OFP	OPEN PORCH	40	26.000	1,040	
Net Sketched Area:		1,710	Total:	139,303	
Size Ad	1333.7999	Gross Area	2196	FinArea	1334

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



*AssessPro* Patriot Properties, Inc