

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KATZENSTEIN LAWRENCE B		
Owner 2:	LEVINE, JULIE ANN		
Owner 3:			
Street 1:	41 HILLDALE RD		
Street 2:			
Twn/City:	DOBBS FERRY		
St/Prov:	NY	Cntry	Own Occ: N
Postal:	10522	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1902, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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		65340		SQUARE FESITE			0	1.11	1.800	MW									130,549						130,500	

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	130,549	SpI Credit	Total:	130,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	132,100	200	1.500	130,500	262,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 166.75						/Parcel: 166.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	132,300	200	1.5	130,500	263,000	263,000	YER	1/26/2018
2017	101	FV	126,000	200	1.5	130,500	256,700	256,700	Year End Roll	5/5/2017
2016	101	FV	138,700	200	1.5	130,500	269,400	269,400	Year End Roll	2/11/2016
2015	101	FV	138,700	200	1.5	135,300	274,200	274,200	year end roll	1/15/2015
2014	101	FV	138,700	200	1.5	135,300	274,200	274,200	Year End	8/7/2014
2013	101	FV	137,600	200	1.5	135,300	273,100	273,100	COMMITMENT	5/30/2013
2012	101	FV	130,000	200	1.5	135,300	265,500	265,500	final value	1/12/2012
2011	101	FV	130,000	200	1.5	135,300	265,500	265,500	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KATZENSTEIN LAW	1526-132		5/14/2004	FAMILY	100	No	No			
	372-120		2/6/1963		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

Sign: VERIFICATION OF VISIT NOT DATA

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:	

PRINT

Date	Time
07/02/19	16:02:18

LAST REV

Date	Time
05/12/18	16:18:36

apro	
71	

