

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	MELIUS NORMAN
Owner 2:	C/O JAMES MELIUS
Owner 3:	
Street 1:	PO BOX 70
Street 2:	
Twn/City:	COPAKE FALLS
St/Prov:	NY Cntry Own Occ: N
Postal:	12517 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 12.37 ACRES of land mainly classified as ONE FAM with a(n) CAMP,SEAS Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 1 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		9.37		ACRES EXCESS			0	3,500.	1.000	MW									32,795						32,800	

Total AC/HA:	12.37000	Total SF/SM:	538837.19	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	177,850	SpI Credit	Total:	177,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	10,400		12.370	177,900	188,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	10,400	0	12.37	177,900	188,300	188,300	YER	1/26/2018
2017	101	FV	9,900	0	12.37	177,900	187,800	187,800	Year End Roll	5/5/2017
2016	101	FV	13,400	0	12.37	177,900	191,300	191,300	Year End Roll	2/11/2016
2015	101	FV	13,400	0	12.37	183,100	196,500	196,500	year end roll	1/15/2015
2014	101	FV	13,400	0	12.37	183,100	196,500	196,500	Year End	8/7/2014
2013	101	FV	13,600	0	13.	185,300	198,900	198,900	COMMITMENT	5/30/2013
2012	101	FV	13,600	0	13.	185,300	198,900	198,900	final value	1/12/2012
2011	101	FV	13,600	0	13.	185,300	198,900	198,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	273-150		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
11/11/2009	MEASURED	317	LISA QUACKEN

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	16:04:09

LAST REV

Date	Time
05/30/13	15:06:51

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74

**EXTERIOR INFORMATION**

Table with exterior details: Type: 3 - CAMP SEAS, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 5 - PIERS, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: View / Desir:

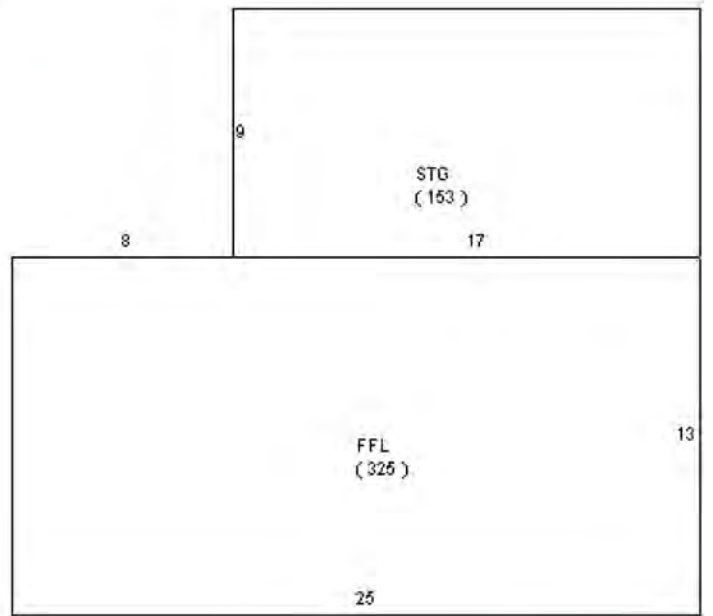
**BATH FEATURES**

Table with bath features: Full Bath, Rating: A Bath, Rating: 3/4 Bath, Rating: A 3QBth, Rating: 1/2 Bath, Rating: A HBth, Rating: OthrFix, Rating:

**COMMENTS**

V-OK-93

**SKETCH**



**GENERAL INFORMATION**

Table with general info: Grade: C- - AVG. (-), Year Blt: 1940, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj:

**OTHER FEATURES**

Table with other features: Kits, Rating: A Kits, Rating: Frpl: 1, Rating: AVERAGE, WSFlue, Rating:

**CONDO INFORMATION**

Table with condo info: Location, Total Units, Floor, % Own, Name:

**RESIDENTIAL GRID**

Table with 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: 1 BRs: 1 Baths: HB

**REMODELING**

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General:

**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, Totals 1 1 1

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 8 - PLYWD PANL, Sec Int Wal: %, Partition: T - TYPICAL, Prim Floors: 14 - ASPHL TILE, Sec Floors: %, Bsmnt Flr, Bsmnt Gar:

**DEPRECIATION**

Table with depreciation: Phys Cond: PR - Poor 63.%, Functional: %, Economic: %, Special: %, Override: %, Total: 63%

Table with electrical/heat details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 5 - NONE, Heat Type: 8 - NONE, # Heat Sys: 0, % Heated: 100, % AC: Solar HW: NO, Central Vac: NO, % Com Wal, % Sprinkled

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 82.00, Size Adj.: 1.14999998, Const Adj.: 0.82342654, Adj \$ / SQ: 77.649, Other Features: 3500, Grade Factor: 0.92, Neighborhood Inf: 1.04999995, LUC Factor, Adj Total: 28207, Depreciation: 17770, Depreciated Total: 10436

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 32.00, Special Features: 0, Val/Su Net: 21.76, Final Total: 10400, Val/Su SzAd: 32.00

**SUB AREA**

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 478, Total: 25,795, Size Ad: 325, Gross Area: 478, FinArea: 325

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**SPEC FEATURES/YARD ITEMS**

Table with 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

**PARCEL ID 201**

**IMAGE**

AssessPro Patriot Properties, Inc

