



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LOWENSTEIN PAUL + SOPHIE	
Owner 2:	FREAD, C/O DANIA JEKEL	
Owner 3:		
Street 1:	127 PARK ST	
Street 2:		
Twn/City:	NEWTON	
St/Prov:	MA	Cntry
Postal:	02458	Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 18. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 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		130680		SQUARE FE	SITE		0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		15		ACRES	EXCESS		0	3,500.	1.000	MW									52,500						52,500	
101	ONE FAM		400		FRONT FE	SITE		0	0.	0.000	MW																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,900		18.000	197,600	440,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 284.73						/Parcel: 284.73	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,900	0	18.	197,600	440,500	440,500	YER	1/26/2018
2017	101	FV	231,300	0	18.	197,600	428,900	428,900	Year End Roll	5/5/2017
2016	101	FV	212,100	0	18.	197,600	409,700	409,700	Year End Roll	2/11/2016
2015	101	FV	217,300	0	18.	202,800	420,100	420,100	year end roll	1/15/2015
2014	101	FV	217,300	0	18.	202,800	420,100	420,100	Year End	8/7/2014
2013	101	FV	219,700	0	18.	202,800	422,500	422,500	COMMITMENT	5/30/2013
2012	101	FV	224,900	0	18.	202,800	427,700	427,700	final value	1/12/2012
2011	101	FV	224,900	0	18.	202,800	427,700	427,700	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	592-79		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
12/1/2009	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	18.0000	Total SF/SM:	784080.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	197,555	SpI Credit	Total:	197,600
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