

Town of Mount Washingt



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMPSON STEPHEN T
Owner 2:	SCHWARTZ JILL, E
Owner 3:	
Street 1:	41 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

PREVIOUS OWNER

Owner 1:	BOWMAN FRANCESCA TRUSTEE -
Owner 2:	THE BOWMAN FAMILY TRUST -
Street 1:	53 MASSASOIT ST
Twn/City:	NORTHAMPTON
St/Prov:	MA Cntry
Postal:	01060

NARRATIVE DESCRIPTION

This Parcel contains 4.1 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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		1.1		ACRES EXCESS			0	3,500.	1.000	MW									3,850						3,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	245,700	2,100	4.100	149,000	396,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 202.24						/Parcel: 202.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	69,100	2100	4.1	149,000	220,200	220,200	YER	1/26/2018
2017	101	FV	95,200	2100	4.1	149,000	246,300	246,300	Year End Roll	5/5/2017
2016	101	FV	104,800	2100	4.1	149,000	255,900	255,900	Year End Roll	2/11/2016
2015	101	FV	104,800	2100	4.1	154,200	261,100	261,100	year end roll	1/15/2015
2014	101	FV	104,800	2100	4.1	154,200	261,100	261,100	Year End	8/7/2014
2013	101	FV	107,100	2100	4.1	154,200	263,400	263,400	COMMITMENT	5/30/2013
2012	101	FV	105,700	2100	4.1	154,200	262,000	262,000	final value	1/12/2012
2011	101	FV	105,700	2100	4.1	154,200	262,000	262,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOWMAN FRANCESCA	2378-43		9/16/2016	CHD>SALE	238000	No	No			
BOWMAN JOHN S	1210 36		11/7/2000	CONVIENCE		1 No	No			
	369-23		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
5/23/2017	PERMIT VISIT	500	BOA
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.10000	Total SF/SM:	178596.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	148,905	SpI Credit:		Total:	149,000
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