



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	COSTELLO KYLE	
Owner 2:	BELL-MASTERTON JESSICA	
Owner 3:		
Street 1:	46 EAST ST	
Street 2:		
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01258	Type:

**PREVIOUS OWNER**

Owner 1:	DUFALTY ETHAN -	
Owner 2:	-	
Street 1:	46 EAST ST	
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01258	Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 24.78 ACRES of land mainly classified as 016

**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
106	OUT BLD		3.5		ACRES	EXCESS		0	3,500.	1.000	MW									12,250						12,200	CONSERVATION RES
601	C61 10Y		21.28		ACRES	WOODS		0	3,500.	1.000	MW									74,480			99			2,107	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
106		3,700	3.500	12,200	15,900		
601			21.280	2,107	2,107		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	016	FV		3700	24.78	86,680	90,380	17,773	YER	1/26/2018
2017	016	FV		3700	24.78	86,680	90,380	17,496	Year End Roll	5/5/2017
2016	016	FV		3700	24.78	86,680	90,380	17,453	Year End Roll	2/11/2016
2015	016	FV		3700	24.78	86,680	90,380	17,411	year end roll	1/15/2015
2014	106	FV		3700	24.78	86,700	90,400	90,400	Year End	8/7/2014
2013	106	FV		3700	24.78	86,700	90,400	90,400	COMMITMENT	5/30/2013
2012	106	FV		3700	24.78	86,700	90,400	90,400	final value	1/12/2012
2011	106	FV		3700	24.78	86,700	90,400	90,400	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUFALTY ETHAN,	2382-251		10/7/2016	MULTI PCL	495000	No	No			
DUFALTY ETHAN,	2093-279		1/9/2012	CONVIENCE	0	No	No			
ALEXANDER ELAIN	1515-136		4/1/2004	PORTION/ASSE	650000	No	No			
O'NEIL	925 128		3/30/1995		320000	No	No			
O'NEIL	922 296		2/27/1995	FAMILY	0	No	No			
	575-19		2/6/1963		0	Yes	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:		
Sty Ht:		
(Liv) Units:	Total:	
Foundation:		
Frame:		
Prime Wall:		
Sec Wall:		%
Roof Struct:		
Roof Cover:		
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:		
Year Blt:	Eff Yr Blt:	
Alt LUC:	Alt %:	
Jurisdct:	Fact:	
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:		
Prim Int Wal:		
Sec Int Wall:		%
Partition:		
Prim Floors:		
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel:		
Heat Type:		
# Heat Sys:		
% Heated:	% AC:	
Solar HW:	Central Vac:	
% Com Wal:	% Sprinkled:	

**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
3	GARAGE	D	Y	1	23X24	F	FR	1956	12.30	T	45	106			3,700			3,700

**BATH FEATURES**

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

**OTHER FEATURES**

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:		0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.04999995	
LUC Factor:	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM's:		BR's:		Baths:		HB						

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:			
Special Features: 0	Val/Su Net:			
Final Total: 0	Val/Su SzAd			

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID** 2018