

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER SCOTT,A
Owner 2:	MILLER DAUNNE,M
Owner 3:	
Street 1:	220 HIGH ST EXT.
Street 2:	
Twn/City:	LANCASTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01523 Type:

PREVIOUS OWNER

Owner 1:	GARRETT - ORVILLE,J
Owner 2:	GARRETT - GAIL ,E
Street 1:	138 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1972, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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		1		ACRES EXCESS			0	3,500.	1.000	MW									3,500						3,500	

Total AC/HA:	4.00000	Total SF/SM:	174240.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	148,555	SpI Credit	Total:	148,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	97,600	100	4.000	148,600	246,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						221.49	/Parcel: 221.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	97,600	100	4.	148,600	246,300	246,300	YER	1/26/2018
2017	101	FV	92,900	100	4.	148,600	241,600	241,600	Year End Roll	5/5/2017
2016	101	FV	93,200	100	4.	148,600	241,900	241,900	Year End Roll	2/11/2016
2015	101	FV	95,700	100	4.	153,800	249,600	249,600	year end roll	1/15/2015
2014	101	FV	95,700	100	4.	153,800	249,600	249,600	Year End	8/7/2014
2013	101	FV	54,200	100	4.	153,800	208,100	208,100	COMMITMENT	5/30/2013
2012	101	FV	122,100	100	4.	153,800	276,000	276,000	final value	1/12/2012
2011	101	FV	122,100	100	4.	153,800	276,000	276,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT,ORVILLE	2312-172		7/8/2015		212000	No	No			
DUNBAR COLIN A	2066-195		8/18/2011	CHD>SALE	130000	No	No			DISTRESS SALE
DUNBAR COLIN A	1642-103		9/9/2005	CONVIENCE	0	No	No			
FILIPPI ENZO	1216 284		12/2/2000		150000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2013	PERMIT VISIT	317	LISA QUACKEN
11/17/2011	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	16:09:21

LAST REV

Date	Time
05/12/18	16:35:21

apro	86
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