

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARFIELD JOHN NELSON		
Owner 2:			
Owner 3:			
Street 1:	58 PAULDING DR		
Street 2:			
Twn/City:	CHAPPAQUA		
St/Prov:	NY	Cntry	Own Occ: N
Postal:	10514	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CAMP, YRRND Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 2 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		47916		SQUARE FESITE			0	1.11	2.382	MW									126,681						126,700	

Total AC/HA:	1.10000	Total SF/SM:	47916.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	126,681	SpI Credit	Total:	126,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	37,200	100	1.100	126,700	164,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 232.95						/Parcel: 232.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	37,200	100	1.1	126,700	164,000	164,000	YER	1/26/2018
2017	101	FV	35,400	100	1.1	126,700	162,200	162,200	Year End Roll	5/5/2017
2016	101	FV	40,700	100	1.1	126,700	167,500	167,500	Year End Roll	2/11/2016
2015	101	FV	40,700	100	1.1	131,200	172,000	172,000	year end roll	1/15/2015
2014	101	FV	40,700	100	1.1	131,200	172,000	172,000	Year End	8/7/2014
2013	101	FV	40,900	200	1.1	131,200	172,300	172,300	COMMITMENT	5/30/2013
2012	101	FV	40,900	200	1.1	131,200	172,300	172,300	final value	1/12/2012
2011	101	FV	40,900	200	1.1	131,200	172,300	172,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	317-313		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	16:11:42

LAST REV

Date	Time
05/12/18	16:37:44

apro	
91	

EXTERIOR INFORMATION

Type:	4	-	CAMP, YRRND
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:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C-	-	AVG. (-)
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:		%	
Partition:	T	-	TYPICAL
Prim Floors:	2	-	SOFTWOOD
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	6	-	WOOD
Heat Type:	10	-	NOT DUCTED
# Heat Sys:	0		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% 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
2	SHED/FR	D	Y	1	8X8	F	FR	1990	4.11	T	45	101			100			100

More: N

Total Yard Items: 100

Total Special Features:

Total: 100

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR	-	Fair	47.0	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				47.8	%

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.14999998
Const Adj.:	0.91257602
Adj \$ / SQ:	91.303
Other Features:	9700
Grade Factor:	0.92
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	71229
Depreciation:	34048
Depreciated Total:	37182

COMMENTS**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:	2	BRs:	1	Baths:	1	HB					

REMODELING

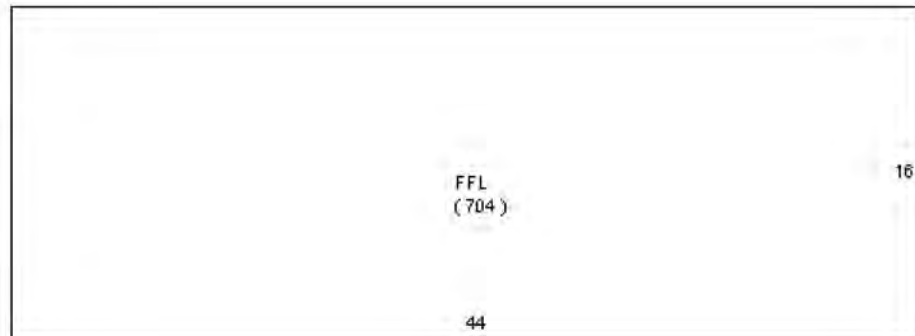
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	1
Totals			
1	2	1	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	52.84	
Special Features:	0	Val/Su Net:	52.84	
Final Total:	37200	Val/Su SzAd:	52.84	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	704	91.300	64,277	
Net Sketched Area:		704	Total:	64,277	
Size Ad	704	Gross Area	704	FinArea	704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro** Patriot Properties, Inc