

### Town of Mount Washingt



**Patriot**  
Properties Inc.

#### PROPERTY LOCATION

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

#### OWNERSHIP

Owner 1:	RONG JEB X
Owner 2:	WRIGHT NANCY K
Owner 3:	
Street 1:	51 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

#### PREVIOUS OWNER

Owner 1:	WRIGHT NANCY K -
Owner 2:	-
Street 1:	51 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

#### NARRATIVE DESCRIPTION

This Parcel contains 16.793 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

#### OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

#### PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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		13.793		ACRES	EXCESS		0	3,500.	1.000	MW									48,276						48,300	

#### IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	518,000	13,400	16.793	193,400	724,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 214.18						/Parcel: 214.18	

#### PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	518,000	13400	16.793	193,400	724,800	724,800	YER	1/26/2018
2017	101	FV	486,600	13400	16.793	193,400	693,400	693,400	Year End Roll	5/5/2017
2016	101	FV	457,700	13400	16.793	193,400	664,500	664,500	Year End Roll	2/11/2016
2015	101	FV	467,200	13700	16.793	198,600	679,500	679,500	year end roll	1/15/2015
2014	101	FV	467,200	13700	16.793	198,600	679,500	679,500	Year End	8/7/2014
2013	101	FV	476,100	13700	16.793	198,600	688,400	688,400	COMMITMENT	5/30/2013
2012	101	FV	404,700	13700	16.793	198,600	617,000	617,000	final value	1/12/2012
2011	101	FV	184,600	11300	16.793	198,600	394,500	394,500	2011 FV	8/26/2011

#### SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WRIGHT NANCY K,	1849-117		6/16/2008	CONVIENCE		1	No	No		
WRIGHT NANCY K,	1595-212		2/10/2005	CONVIENCE		0	No	No		
WRIGHT BERTHA C	1081 336		8/4/1998	CONVIENCE		0	No	No		

#### BUILDING PERMITS

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

#### ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEASURED	316	EVAN
8/26/2011	INSPECTED	105	DUANE ADAMS
5/25/2011	INSPECTED	500	BOA
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	16.79300	Total SF/SM:	731503.06	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	193,330	SpI Credit:		Total:	193,400
--------------	----------	--------------	-----------	-------------	-------------	----------------	---------	--------	---------	-------------	--	--------	---------

